



**Briskman Way, Oakwood Park Aylesbury HP21 8FR**



**welcome to**

**Briskman Way, Oakwood Park Aylesbury**

Brown & Merry are pleased to offer for sale this well-presented and spacious four bedroom detached family home being situated in this sought after residential neighbourhood within Aylesbury. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, study/play room, fitted kitchen/dining room, utility, master bedroom with fitted wardrobes and en-suite, three further well proportioned bedrooms, bathroom, enclosed rear garden, driveway providing off road parking, garage which has been divided to provide study/play room and storage to the front with up and over door. Viewing highly recommended.



## Accommodation Comprises:

Entrance Hall

Cloakroom

Living Room

15' 1" x 10' 7" ( 4.60m x 3.23m )

Study/Family Room

Kitchen/Dining Room

24' 4" x 9' 8" ( 7.42m x 2.95m )

Utility

First Floor & Landing

Master Bedroom

12' 3" x 10' 4" ( 3.73m x 3.15m )

En-Suite Shower Room

Bedroom Two

11' x 9' 2" ( 3.35m x 2.79m )

Bedroom Three

9' 8" x 9' ( 2.95m x 2.74m )

Bedroom Four

9' 1" x 7' 10" ( 2.77m x 2.39m )

Bathroom

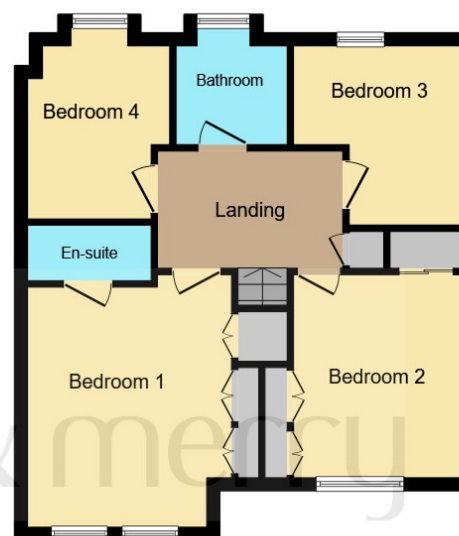
Outside

Rear Garden

Driveway



Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Briskman Way, Oakwood Park Aylesbury

- FOUR BEDROOM DETACHED
- POPULAR OAKWOOD PARK DEVELOPMENT
- CLOSE TO GRAMMAR SCHOOL (0.5 Miles)
- CLOSE TO RAILWAY STATION (0.9 Miles)
- SOLAR POWER SYSTEM WITH STORAGE BATTERIES
- BP PULSE CHARGING POINT
- GP SURGERY (0.9 Miles)
- MUST BE VIEWED
- Tenure: Freehold EPC Rating: D

Offers over

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL113314 - 0004

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