



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



check out more properties at brownandmerry.co.uk



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

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 in excess of

£539,000



Please note the marker reflects the postcode not the actual property

check out more properties at [browndmerry.co.uk](https://www.browndmerry.co.uk)



Property Ref:
AYL113314 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@browndmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[browndmerry.co.uk](https://www.browndmerry.co.uk)