



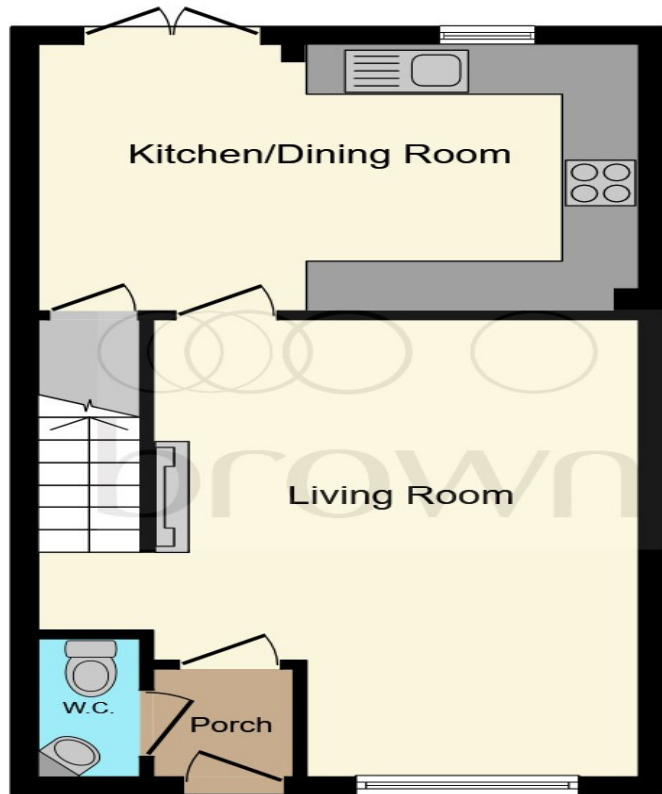
Nutmeg Close, Broughton Aylesbury HP22 7BQ

welcome to

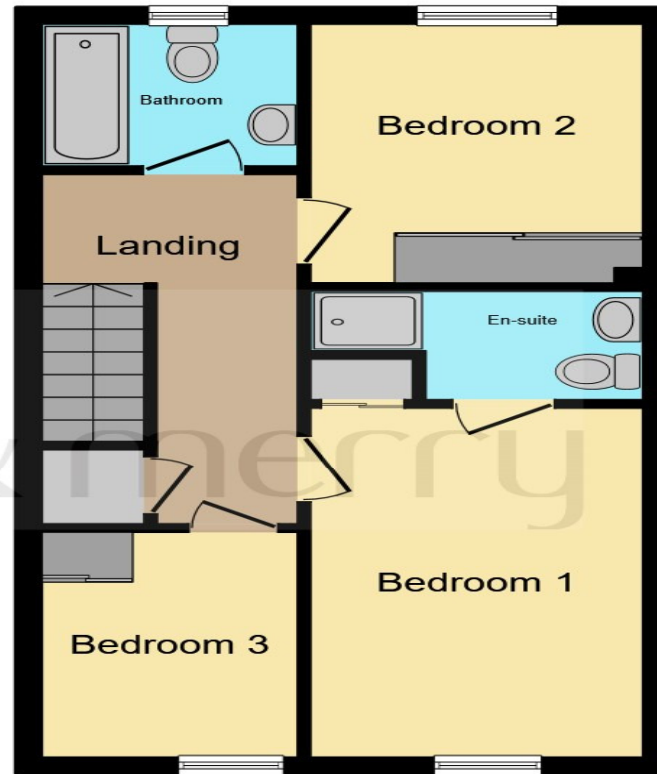
Nutmeg Close, Broughton Aylesbury

Brown and Merry are delighted to bring to market this well presented three bedroom semi-detached family home that is situated in the ever popular location of Kingsbrook. The property features lounge, kitchen/dining room, downstairs WC, master bedroom with en-suite shower room, two further bedrooms, bathroom. Outside there is a rear garden to the rear and driveway to the side of the property providing off road parking. Viewing is highly recommended.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

11' 10" to max x 16' 3" to max (3.61m to max x 4.95m to max)

Kitchen/Dining Room

14' 11" x 11' (4.55m x 3.35m)

First Floor & Landing

Master Bedroom

11' 10" plus recess x 8' 6" (3.61m plus recess x 2.59m)

En-Suite Shower Room

Bedroom Two

10' 2" x 8' 7" (3.10m x 2.62m)

Bedroom Three

8' 9" x 6' 4" (2.67m x 1.93m)

Family Bathroom

Outside

Rear Garden

Driveway

Agents Note:

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

Nutmeg Close, Broughton Aylesbury

- THREE BEDROOM SEMI-DETACHED
- FITTED KITCHEN/DINING ROOM
- LOUNGE
- EN-SUITE TO MASTER BEDROOM
- BATHROOM & CLOAKROOM
- REAR GARDEN
- DRIVEWAY
- KINGSBROOK LOCATION

Tenure: Freehold EPC Rating: B

£365,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL114921](https://www.brownandmerry.co.uk/Property/AYL114921)



Property Ref:
AYL114921 - 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.


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