

**Beaufort Close, Aylesbury HP21 9BB** 

### welcome to

## **Beaufort Close, Aylesbury**

Brown and Merry are delighted to bring to market this substantial five bedroom detached with excellent living accommodation situated in a much sought after location. The property has undergone significant extensions, providing a generous lounge, a kitchen/breakfast room, an office, and a cosy snug with access to the rear. The ground floor also benefits from underfloor heating. On the first floor, you'll find a sizable master bedroom complete with an ensuite, along with four additional bedrooms and a family bathroom. The exterior boasts solar panels, rear garden, a garage, and off-road parking.

























**Accommodation Comprises** 

**Entrance Hall** 

Cloakroom

**Living Room** 

22' 9" max x 14' 10" ( 6.93m max x 4.52m )

Office

6' 8" x 9' 10" ( 2.03m x 3.00m )

Snug

12' 2" x 9' 10" ( 3.71m x 3.00m )

**Kitchen/ Breakfast Room** 

15' 10" x 14' 11" max ( 4.83m x 4.55m max )

**Landing & First Floor** 

**Bedroom** 

15' 3" x 15' 5" ( 4.65m x 4.70m )

**En-Suite** 

**Bedroom** 

13' 5" x 8' 11" ( 4.09m x 2.72m )

**Bedroom** 

7' 10" x 8' 11" ( 2.39m x 2.72m )

**Bedroom** 

9' x 14' 11" ( 2.74m x 4.55m )

**Bedroom** 

5' 3" x 12' 10" ( 1.60m x 3.91m )

**Family Bathroom** 

Outside

**Rear Garden** 

Garage

23' 1" x 12' 6" ( 7.04m x 3.81m )

**Off Road Parking** 

**Ground Floor** 



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Capyright § SKMSTUDIO

Plan produced using Plantly.

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## **Beaufort Close, Aylesbury**

- SUBSTANTIAL FIVE BEDROOM DETACHED HOME
- HEAVILY EXTENDED THROUGHOUT
- LOUNGE & KITCHEN/ BREAKFAST ROOM
- SNUG ROOM & OFFICE
- MASTER BEDROOM WITH EN-SUITE
- FOUR FURTHER BEDROOMS
- **FAMILY BATHROOM**
- GARAGE & OFF ROAD PARKING

Tenure: Freehold EPC Rating: F

# £750,000







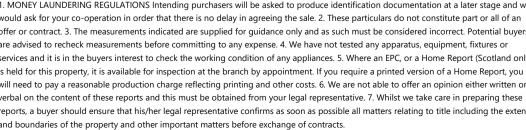
Poster-Wy Aston Clinton Rd Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

## view this property online brownandmerry.co.uk/Property/AYL115259



Property Ref: AYL115259 - 0004 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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