



Excalibur Road, Exemplar Park Aylesbury HP18 0WJ

welcome to

Excalibur Road, Exemplar Park Aylesbury

Brown & Merry are pleased to offer for sale this spacious four bedroom family home being situated within this popular modern development, close to Aylesbury Parkway station (0.7 miles) and an internal viewing is highly recommended. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, conservatory/sunroom, kitchen/dining room, master bedroom with en-suite, three further bedrooms, bathroom, enclosed garden, driveway providing off road parking leading to garage.



Accommodation Comprises

Entrance Hall

Cloakroom

Living Room

13' 6" x 12' 5" max (4.11m x 3.78m max)

Conservatory/Sun Room

11' x 8' 7" (3.35m x 2.62m)

Kitchen/Dining Room

17' max x 13' 5" max (5.18m max x 4.09m max)

Landing & First Floor

Bedroom One

13' 5" x 11' 4" to wardrobe (4.09m x 3.45m to wardrobe)

En-Suite

Bedroom Two

13' 6" x 9' 6" max (4.11m x 2.90m max)

Bedroom Three

Irregular Shaped Room 9' 4" max x 6' 8" (2.84m max x 2.03m)

Bedroom Four

8' 7" x 5' 5" (2.62m x 1.65m)

Bathroom

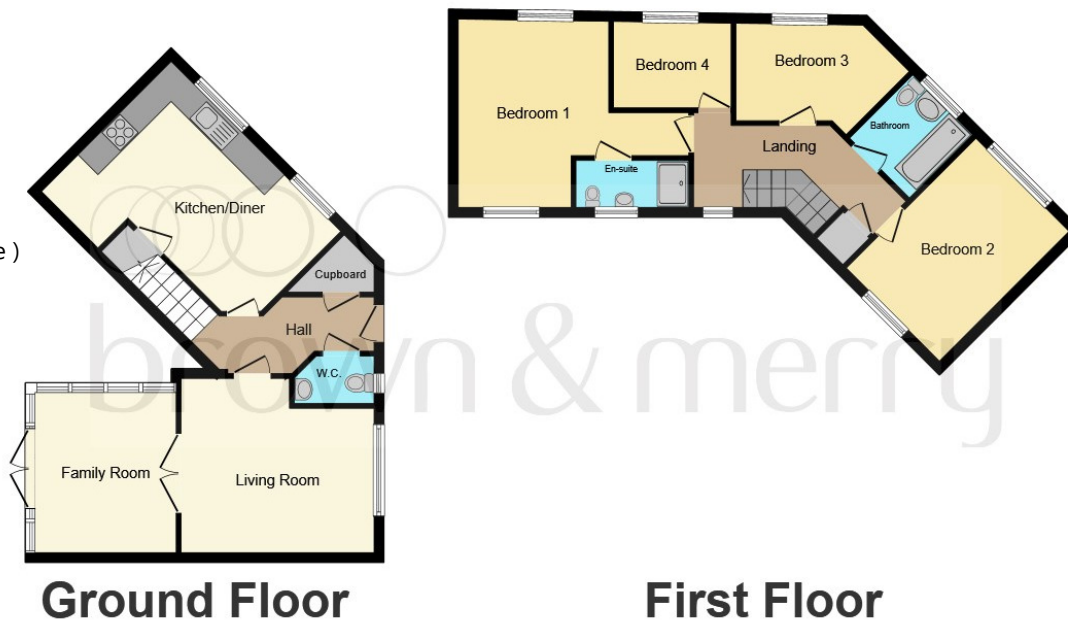
Outside

Rear Garden

Driveway & Garage

Agents Note

There is further information regarding this property, please speak with the branch before proceeding to view.



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welcome to

Excalibur Road, Exemplar Park Aylesbury

- FOUR BEDROOM FAMILY HOME
- POPULAR EXEMPLAR PARK DEVELOPMENT
- EN-SUITE TO MASTER BEDROOM
- LIVING ROOM & CONSERVATORY/SUNROOM
- KITCHEN/DINING ROOM
- CLOAKROOM & BATHROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL115246](https://www.brownandmerry.co.uk/Property/AYL115246)



Property Ref:
AYL115246 - 0003

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