



Little Orchards, Aylesbury HP20 2XE

welcome to

Little Orchards, Aylesbury

Brown & Merry are pleased to offer for sale this well presented three bedroom semi-detached family home being in a cul-de-sac location within this popular location on the edge of the Birtton side of Aylesbury. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, lounge, fitted kitchen/dining room opening to conservatory, three bedrooms, bathroom, enclosed rear garden backing onto a green area, drive, and garage alongside. Viewing highly recommended.



Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

15' x 12' 5" (4.57m x 3.78m)

Kitchen/ Diner

7' 3" x 15' 6" (2.21m x 4.72m)

Conservatory

8' 2" x 8' 8" (2.49m x 2.64m)

First Floor & Landing

Bedroom One

9' 2" x 10' 1" (2.79m x 3.07m)

Bedroom Two

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

Bedroom Three

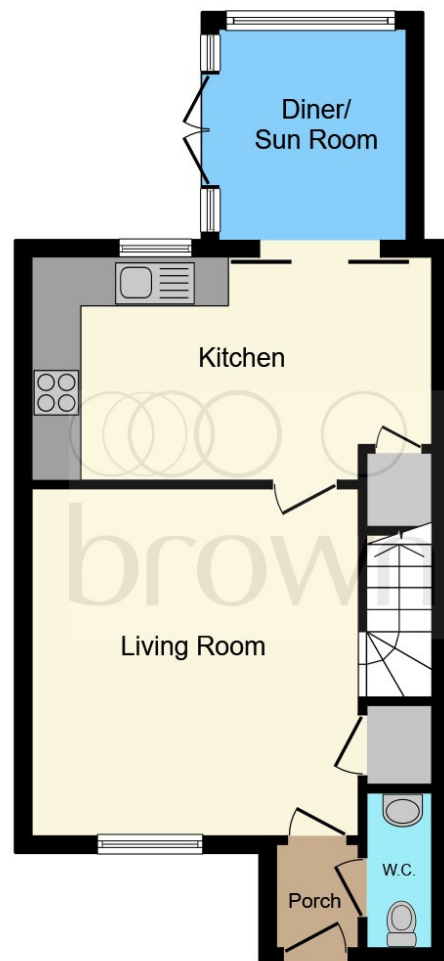
6' 2" x 7' 3" (1.88m x 2.21m)

Bathroom

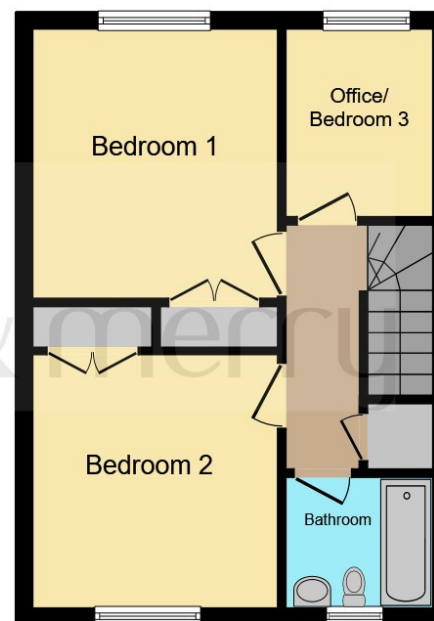
Outside

Rear Garden

Drive & Garage



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



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welcome to

Little Orchards, Aylesbury

- CLOSE TO ST. LOUIS CATHOLIC PRIMARY SCHOOL (0.4miles)
- THREE BEDROOM SEMI-DETACHED
- GARAGE & DRIVE ALONGSIDE
- CLOAKROOM & BATHROOM
- LOUNGE & CONSERVATORY
- KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- MUST BE VIEWED

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115379 - 0003

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