

Westfield, Aylesbury HP21 9JF

welcome to

Westfield, Aylesbury

Brown and Merry are delighted to bring to market this well presented two bedroom semi-detached house with off road parking situated in a sought after location. The property is presented well entering on the ground floor you have a good sized lounge with kitchen and downstairs wc. Rising to the first floor you have two bedrooms and family bathroom. Outside is a driveway to the front and rear garden. Viewings highly advised.













Entrance

Hallway

Lounge

14' 10" to max x 12' 7" to max (4.52m to max x 3.84m to max)

Kitchen

10' 4" x 6' (3.15m x 1.83m)

Downstairs Wc

First Floor

Bedroom One

11' x 10' 7" (3.35m x 3.23m)

Bedroom Two

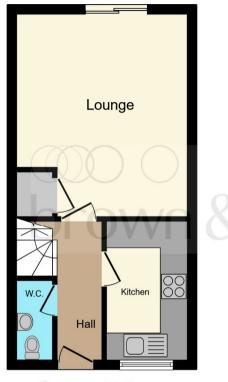
12' 7" x 8' (3.84m x 2.44m)

Bathroom

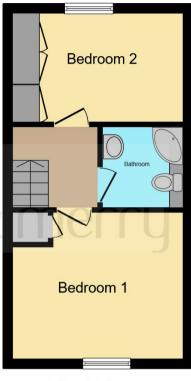
Outside

Rear Garden

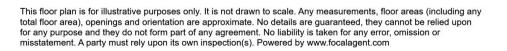
Driveway







First Floor















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- SEMI-DETACHED
- TWO BEDROOMS
- WELL-PRESENTED
- OFF ROAD PARKING
- REAR GARDEN
- DOWNSTAIRS WC
- SOUGHT AFTER LOCATION

Tenure: Freehold EPC Rating: D

offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/AYL115431



Property Ref: AYL115431 - 0002

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.







01296 488111



Aylesbury@brownandmerry.co.uk



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



brownandmerry.co.uk