



**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**



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](http://www.focalagent.com)



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## welcome to Westfield, Aylesbury

- 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

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Property Ref:  
AYL115431 - 0002

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