



Disraeli Square, Aylesbury HP19 7GS

welcome to

Disraeli Square, Aylesbury

The accommodation is set over three floors and comprises entrance hall, cloakroom, family room (converted from part of the garage), refitted open plan kitchen/dining room connecting to a modern sitting room with bi-fold doors opening to rear garden, two bedrooms and study (or fifth bedroom) being situated on the first floor, master bedroom with en-suite, further bedroom, and bathroom on the second floor. In our opinion, a large, boarded loft space with fitted ladder which provides ample additional storage. There is double glazing, gas heating system with radiators, enclosed and landscaped south facing garden with artificial lawned area and seating area with rear gated access and availability to the remainder of the garage which provides useful storage. Convenient communal parking to the front of the property with a side access to the back garden. Internal viewing is highly recommended to fully appreciate the flexibility of this family home.



Accommodation Comprises:

Entrance Hall

Cloakroom

Play Room/Family Room

11' 2" x 8' 3" (3.40m x 2.51m)

Kitchen/Dining Room

10' 3" +door recess area x 15' 2" (3.12m +door recess area x 4.62m)

Sitting Room

15' 11" x 9' 4" (4.85m x 2.84m)

First Floor & Landing

Bedroom Two

15' 3" x 10' 3" max (4.65m x 3.12m max)

Bedroom Four

8' 8" x 7' 5" (2.64m x 2.26m)

Study/Bedroom Five

8' 8" x 7' 5" (2.64m x 2.26m)

Second Floor & Landing

Master Bedroom

15' 3" x 8' 8" max (4.65m x 2.64m max)

En-Suite

Bedroom Three

10' 3" x 9' 5" (3.12m x 2.87m)

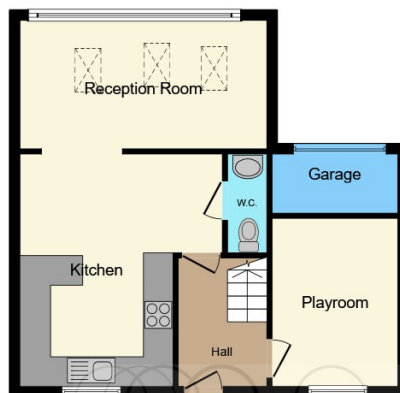
Bathroom

Outside

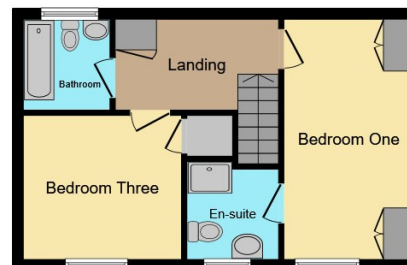
Garden

Garage

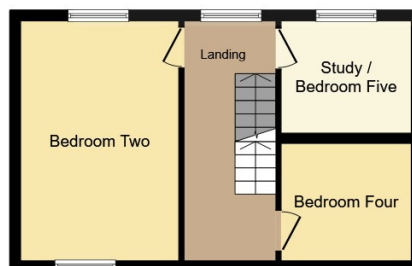
(Part converted to provide useful storage)



Ground Floor

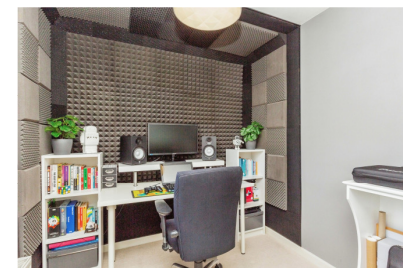
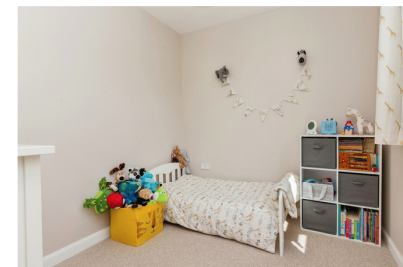


Second Floor



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



view this property online brownandmerry.co.uk/Property/AYL115462



welcome to

Disraeli Square, Aylesbury

- EXTENDED END OF TERRACE TOWNHOUSE
- CLOSE TO VILLAGE CENTRE (384ft by foot)
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS REFITTED KITCHEN/DINING ROOM
- SITTING ROOM WITH BI-FOLD DOORS
- FLEXIBLE ACCOMMODATION

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/AYL115462



Property Ref:
AYL115462 - 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



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



brownandmerry.co.uk