

**Lott Meadow, Aylesbury HP21 9HR** 

#### welcome to

## **Lott Meadow, Aylesbury**

Brown & Merry are pleased to offer for sale this three bedroom link detached family home being situated within this popular modern development, close to local amenities and hospital and fronting onto a green area. The property consists of double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, kitchen/dining room, conservatory, three bedrooms, bathroom, enclosed rear garden, driveway, and garage. Viewing highly recommended.













#### **Accommodation Comprises:**

**Entrance Hall** 

Cloakroom

**Living Room** 

14' 9" x 13' (4.50m x 3.96m)

**Kitchen/Dining Room** 

16' 3" x 9' 8" ( 4.95m x 2.95m )

Conservatory

15' 6" x 8' 6" ( 4.72m x 2.59m )

First Floor & Landing

**Bedroom One** 

12' 5" x 9' 9" ( 3.78m x 2.97m )

**Bedroom Two** 

9' 6" x 9' 5" ( 2.90m x 2.87m )

**Bedroom Three** 

9' 1" x 6' 2" ( 2.77m x 1.88m )

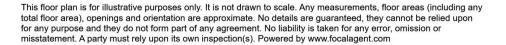
**Bathroom** 

Outside

**Rear Garden** 

**Driveway & Garage** 

















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## **Lott Meadow, Aylesbury**

- THREE BEDROOM LINK DETACHED
- FRONTING GREEN AREA
- CLOAKROOM & BATHROOM
- LIVING ROOM & CONSERVATORY
- **REAR GARDEN**
- DRIVEWAY & GARAGE
- MUST BE VIEWED

Tenure: Freehold EPC Rating: D Council Tax Band: D

# £400,000









Please note the marker reflects the postcode not the actual property

### view this property online brownandmerry.co.uk/Property/AYL115493

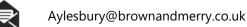


Property Ref: AYL115493 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) and boundaries of the property and other important matters before exchange of contracts.

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 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



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