



**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



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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## **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

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Property Ref:  
AYL115493 - 0003

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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.



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