



Tydemans Close, Aylesbury HP18 0QZ

welcome to

Tydemans Close, Aylesbury

Brown & Merry are pleased to offer for sale this spacious and well-presented three double bedroom link detached modern family home being situated in a cul-de-sac location within the popular Berryfields development. The property features entrance hall, cloakroom, living room, fitted kitchen/diner with integrated appliances, master bedroom with en-suite, two further double bedrooms, bathroom, enclosed rear garden, gated driveway leading to garage.



Accommodation Comprises

Entrance Hall

Cloakroom

Living Room

16' 6" max x 16' 7" (5.03m max x 5.05m)

Kitchen/Diner

13' 10" into bay x 9' 5" (4.22m into bay x 2.87m)

Landing & First Floor

Bedroom One

15' 1" x 9' 4" (4.60m x 2.84m)

En-Suite

Bedroom Two

10' 9" x 10' 4" (3.28m x 3.15m)

Bedroom Three

10' 5" + recess x 9' 3" (3.17m + recess x 2.82m)

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



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Tydemans Close, Aylesbury

- THREE DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- DRIVEWAY & GARAGE
- KITCHEN/DINER WITH INTEGRATED APPLIANCES
- LIVING ROOM
- ENCLOSED REAR GARDEN
- MUST BE VIEWED

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

Offers in excess of

£415,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115513 - 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.

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