



Clerk Street, Broughton AYLESBURY HP22 7AS

welcome to

Clerk Street, Broughton AYLESBURY

The ground floor offers a welcoming sitting room, a versatile family room, and a spacious open-plan kitchen/dining area with direct access to the rear garden. Upstairs, you'll find four well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom. Externally, the property benefits from a converted garage now serving as a home office, as well as off-road parking.



Accommodation Comprises

Entrance Hall

Cloakroom

Family Room

10' 10" x 9' 9" (3.30m x 2.97m)

Sitting Room

17' 6" x 10' 2" (5.33m x 3.10m)

Dining Room

11' x 8' 2" (3.35m x 2.49m)

Kitchen/ Breakfast Room

15' 2" x 15' 1" (4.62m x 4.60m)

Landing & First Floor

Bedroom One

15' 2" x 10' 1" (4.62m x 3.07m)

En-Suite

Bedroom Two

14' 10" x 10' 4" (4.52m x 3.15m)

Bedroom Three

12' 3" x 10' 4" (3.73m x 3.15m)

Bedroom Four

7' 6" x 7' 1" (2.29m x 2.16m)

Bathroom

Outside

Rear Garden

Garage

9' 2" x 4' 11" (2.79m x 1.50m)

Outbuilding

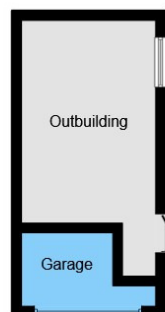
17' 7" x 8' 11" (5.36m x 2.72m)



Ground Floor



First Floor



Outbuilding

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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welcome to

Clerk Street, Broughton AYLESBURY

- FOUR BEDROOM MODERN DETACHED
- EXTENDED TO THE REAR
- CONVERTED TO GARAGE TO CREATE OFFICE SPACE
- OFF ROAD PARKING
- ENSUITE TO MASTER
- LOVELY FAMILY HOME
- SOUGHT AFTER LOCATION - KINGSBROOK

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115748 - 0004

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brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



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



brownandmerry.co.uk