



Oxpen, Aylesbury HP18 0FN

welcome to

Oxpen, Aylesbury

Brown & Merry are pleased to offer for sale this well presented freehold two bedroom coach house being situated within this popular modern development, close to Aylesbury Parkway Railway station (0.2 Miles). The property features double glazing, gas heating system with radiators, loft space ideal for storage, open plan living/dining/kitchen with Juliet style balcony, master bedroom with en-suite, bedroom two, bathroom, garden area, larger than average single garage. Internal viewing is highly recommended. Berryfields is nestling within the countryside on the northern tip of Aylesbury. Berryfields is served by a range of amenities including shops and services catering for everyday needs, primary and secondary schools plus employment areas. For commuters too, Aylesbury Vale Parkway railway station is on the doorstep providing services to London. Berryfields will also offers parks and green spaces with footpaths and play areas for families to enjoy.



Accommodation Comprises:

Hall/Landing Area

Living/Dining Area

14' 3" x 13' 11" (4.34m x 4.24m)

Kitchen Area

Master Bedroom

14' 1" x 8' 3" (4.29m x 2.51m)

En-Suite Shower Room

Bedroom Two

8' 6" x 7' 4" (2.59m x 2.24m)

Bathroom

Outside

Garden Area

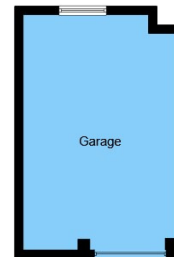
Garage



Ground Floor



First Floor



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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Oxpen, Aylesbury

- FREEHOLD COACHHOUSE
- CLOSE TO LOCAL RAILWAY STATION
- EN-SUITE TO MASTER BEDROOM
- LARGER THAN AVERAGE SINGLE GARAGE
- OPEN PLAN LIVING/DINING/KITCHEN
- BEDROOM TWO & BATHROOM
- GARDEN AREA & LOFT AREA
- MUST BE VIEWED

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115821 - 0008

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.


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