



Fremantle Road, Aylesbury HP21 8EJ

welcome to

Fremantle Road, Aylesbury

Brown & Merry are pleased to offer for sale this spacious three bedroom extended family home being situated in a cul-de-sac location featuring entrance porch and hallway, spacious living/dining room, kitchen/breakfast room, two first floor double bedrooms and shower room, second floor master bedroom, enclosed rear garden and driveway providing off road parking. Viewing highly recommended.



Accommodation Comprises:

Entrance Porch & Hallway

Living/Dining Room

27' 8" max x 17' 2" max (8.43m max x 5.23m max)

Kitchen/Breakfast Room

17' 3" x 9' 8" (5.26m x 2.95m)

First Floor & Landing

Bedroom Two

10' 11" x 10' 3" (3.33m x 3.12m)

Bedroom Three

11' 7" x 10' 11" (3.53m x 3.33m)

Shower Room

Second Floor

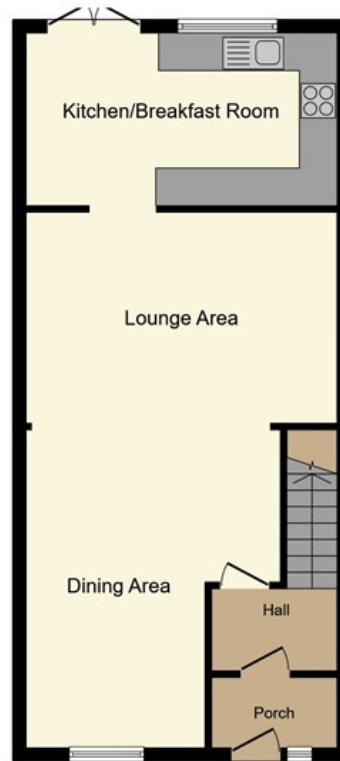
Master Bedroom

13' 11" max x 11' 4" max (4.24m max x 3.45m max)

Outside

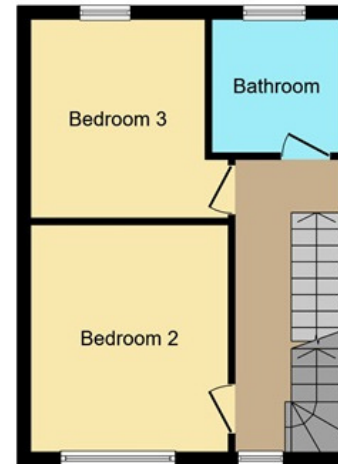
Rear Garden

Driveway



Ground Floor

Floor area 56.3 m² (606 sq.ft.)



First Floor

Floor area 34.1 m² (367 sq.ft.)



Second Floor

Floor area 23.9 m² (257 sq.ft.)



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welcome to

Fremantle Road, Aylesbury

- EXTENDED THREE BEDROOM FAMILY HOME
- THREE DOUBLE BEDROOMS
- SHOWER ROOM
- EXTENDED LIVING/ DINING ROOM
- ENCLOSED REAR GARDEN

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

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115966 - 0004

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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