



**Edward Close, Aylesbury HP21 9YQ**

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## **Edward Close, Aylesbury**

Brown & Merry are pleased to offer for sale this one-bedroom freehold cluster style home being situated in a cul-de-sac location within the popular Southside development of Stoke Grange. The property features double glazing, gas heating system with radiators, entrance hall, living room, kitchen, double bedroom, bathroom, garden area, driveway providing off road parking with further allocated parking space nearby. Internal viewing is highly recommended.



## Accommodation Comprises:

### Entrance Hall

### Living Room

11' 4" x 10' 9" ( 3.45m x 3.28m )

### Kitchen

10' 9" max x 8' 8" max ( 3.28m max x 2.64m max )

### First Floor & Landing

### Bedroom

11' 5" x 10' 9" ( 3.48m x 3.28m )

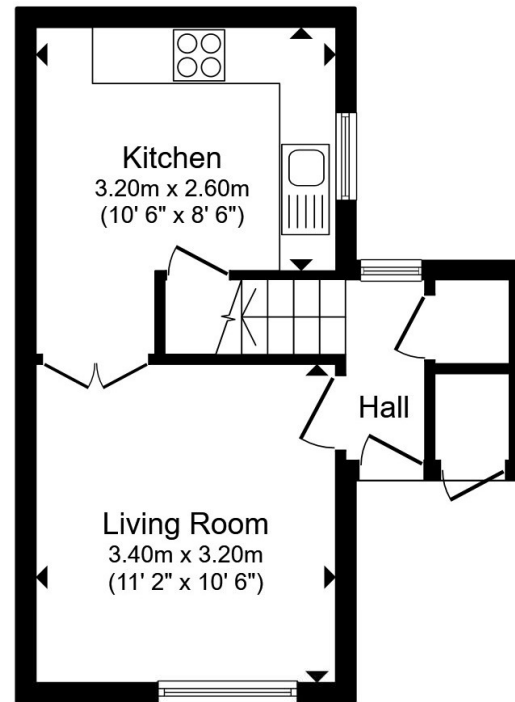
### Bathroom

### Outside

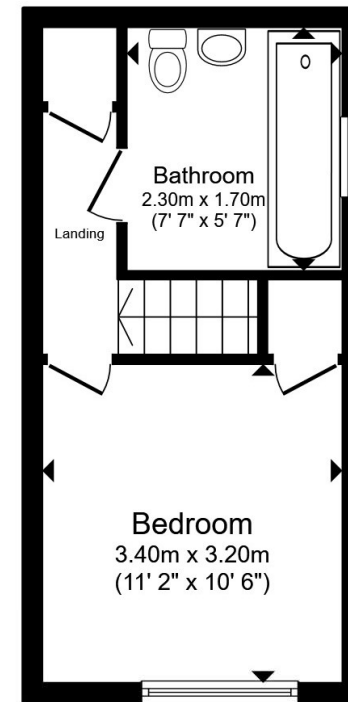
### Garden Area

### Driveway

### Allocated Parking



**Ground Floor**



**First Floor**

Total floor area 48.4 m<sup>2</sup> (521 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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## Edward Close, Aylesbury

- FREEHOLD HOUSE
- SOUTHSIDE LOCATION
- LIVING ROOM & KITCHEN
- DOUBLE BEDROOM & BATHROOM
- GARDEN AREA
- DRIVEWAY & ALLOCATED PARKING
- MUST BE VIEWED

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

**£245,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL116002 - 0002

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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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**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



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



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