



Marston Gate, Broughton Aylesbury HP22 7AA

welcome to

Marston Gate, Broughton Aylesbury

Brown & Merry are pleased to offer for sale this spacious and well-presented four-bedroom, well-proportioned family home being located on the edge of the popular Kingsbrook development which has good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, double aspect living room, fitted kitchen/dining room with appliances, separate utility room, master bedroom with dressing area & en-suite, bedroom two & bathroom on the first floor, two further bedrooms and shower room on the top floor, enclosed garden, off road parking. Internal viewing is highly recommended.





Accommodation Comprises:

Entrance Hall

Cloakroom

Living Room

17' 9" x 10' 7" (5.41m x 3.23m)

Kitchen/Dining Room

17' 9" x 9' 6" (5.41m x 2.90m)

Utility Room

5' 9" x 5' 6" (1.75m x 1.68m)

First Floor & Landing

Master Bedroom

11' 3" x 10' 3" (3.43m x 3.12m)

Dressing Area

En-Suite Shower Room

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

Bathroom

Second Floor & Landing

Bedroom Three

14' 10" max x 9' 9" (4.52m max x 2.97m)

Bedroom Four

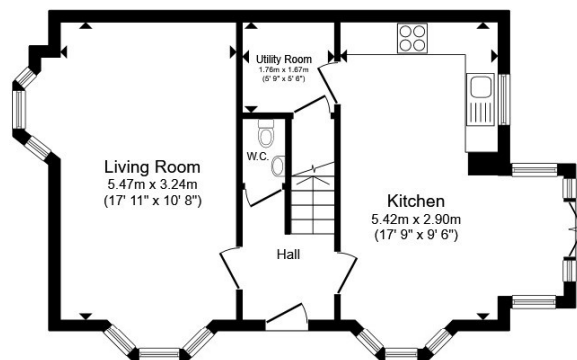
11' 3" x 7' 5" (3.43m x 2.26m)

Shower Room

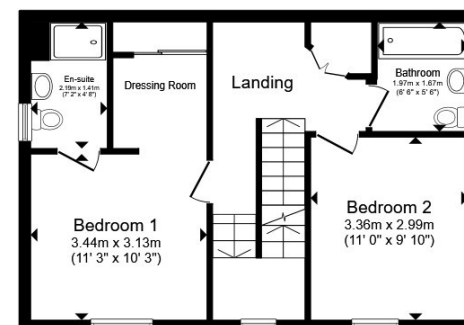
Outside

Garden

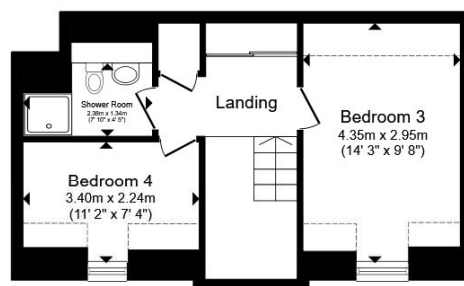
Off Road Parking



Ground Floor



First Floor



Second Floor

Total floor area 128.3 m² (1,381 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


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welcome to

Marston Gate, Broughton Aylesbury

- POPULAR KINGSBROOK DEVELOPMENT
- FOUR BEDROOMS
- DOUBLE ASPECT LIVING ROOM
- FITTED KITCHEN/DINING ROOM
- CLOAKROOM & UTILITY ROOM
- EDGE OF DEVELOPMENT
- MUST BE VIEWED

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

offers in excess of

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115860 - 0003

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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