



Webster Road, The Furlongs HP21 7FQ

welcome to

Webster Road, The Furlongs

Brown & Merry are pleased to offer for sale this well presented four bedroom detached family home being located within the popular Southside of Aylesbury, close to Turnfurlong school & Grammar schools. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, dining/family room, refitted kitchen, master bedroom with en-suite, three further bedrooms, bathroom, enclosed rear garden with summer house, driveway leading to garage which has been converted to provide storage to the front and part of the kitchen. Internal viewing is highly recommended to fully appreciate this family home.

Accommodation Comprises

Entrance Hall

Porch

Living Room

Dining Room

Cloakroom

Kitchen

Store

First Floor & Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Rear Garden





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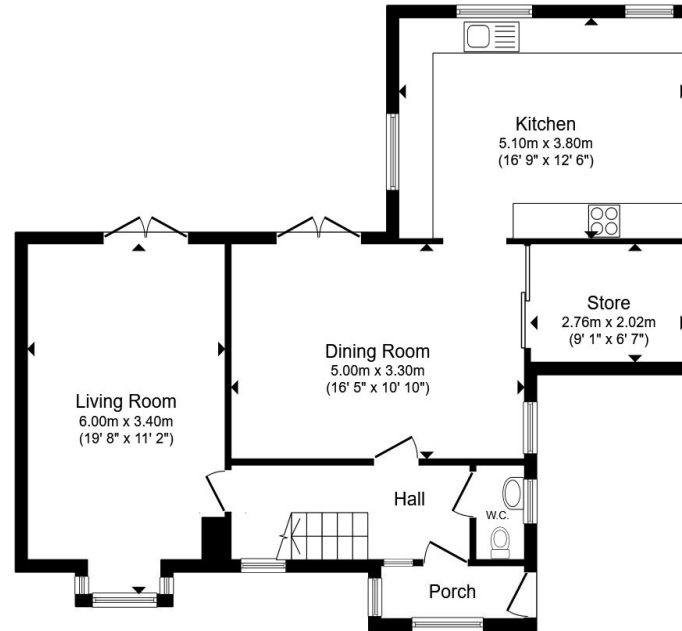
welcome to

Webster Road, Aylesbury

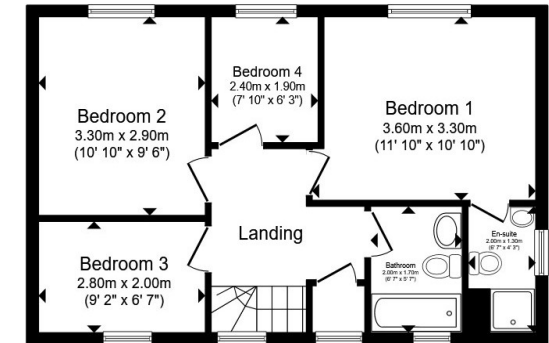
- Southside Location
- Close To Turnfurlong School
- Close To Grammar Schools
- Four Bedroom Detached
- En-Suite To Master Bedroom
- Two Reception Rooms
- Enclosed Landscaped Rear Garden

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

£625,000



Ground Floor



First Floor

Total floor area 122.3 m² (1,317 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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Property Ref:
AYL116061 - 0002

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.

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