



**Steersman Lane, Broughton Aylesbury HP22 7FS**

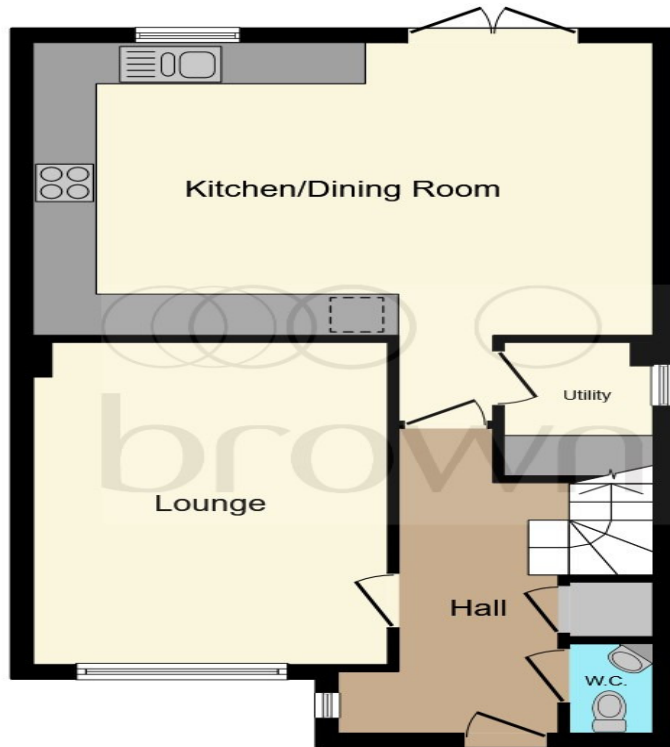


**welcome to**

**Steersman Lane, Broughton Aylesbury**

Brown & Merry are pleased to offer for sale this modern four bedroom detached family home being situated within this popular modern development and an internal viewing is highly recommended to fully appreciate this home. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, lounge, fitted kitchen/dining room with integrated appliances, utility, master bedroom with en-suite, three further bedrooms, bathroom, enclosed rear garden, driveway leading to garage.





**Ground Floor**



**First Floor**

**Accommodation Comprises**

**Entrance Hall**

**Cloakroom**

**Lounge**

15' 4" x 11' ( 4.67m x 3.35m )

**Kitchen/Dining Room**

19' 2" x 9' 8" ( 5.84m x 2.95m )

**Utility Room**

6' 2" max x 4' max ( 1.88m max x 1.22m max )

**Landing & First Floor**

**Bedroom One**

12' 2" x 9' 11" ( 3.71m x 3.02m )

**En-Suite**

**Bedroom Two**

9' 11" x 8' 10" ( 3.02m x 2.69m )

**Bedroom Three**

9' + recess x 8' 5" ( 2.74m + recess x 2.57m )

**Bedroom Four**

9' x 6' 8" ( 2.74m x 2.03m )

**Bathroom**

**Outside**

**Rear Garden**

**Driveway & Garage**

**Agents Note:**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of the Connells Group.

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](http://www.focalagent.com)

welcome to

## Steersman Lane, Broughton Aylesbury

- POPULAR KINGSBROOK DEVELOPMENT
- FOUR BEDROOM DETACHED
- MUST BE VIEWED
- FITTED KITCHEN/DINING ROOM
- EN-SUITE TO MASTER BEDROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B

**£490,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/AYL114749](https://www.brownandmerry.co.uk/Property/AYL114749)



Property Ref:  
AYL114749 - 0006

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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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