



Langdon Avenue, Aylesbury HP21 9UW

welcome to

Langdon Avenue, Aylesbury

Brown & Merry are pleased to offer for sale this three bedroom chalet style detached property being situated within this sought after southside location, close to parkland and local amenities. The property is being offered for sale with no upper chain and features entrance hall, L shaped lounge/dining room, fitted kitchen, ground floor bedroom with en-suite, two first floor double bedrooms, bathroom, enclosed rear garden, driveway and garage. Internal viewing is highly recommended to fully appreciate this property.



Accommodation Comprises

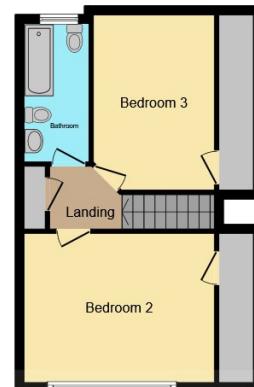
Entrance Hall

Lounge/ Dining Room

22' 4" max x 17' 3" max (6.81m max x 5.26m max)
L-Shaped Room



Ground Floor



First Floor

Master Bedroom

10' 7" x 11' 11" (3.23m x 3.63m)

En-Suite Shower Room

First Floor & Landing

Bedroom Two

11' 3" x 14' 5" (3.43m x 4.39m)

Bedroom Three

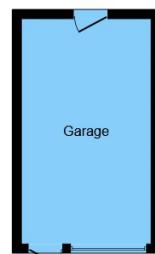
13' 1" x 9' 3" (3.99m x 2.82m)

Bathroom

Outside

Rear Garden

Driveway & Garage



Garage

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



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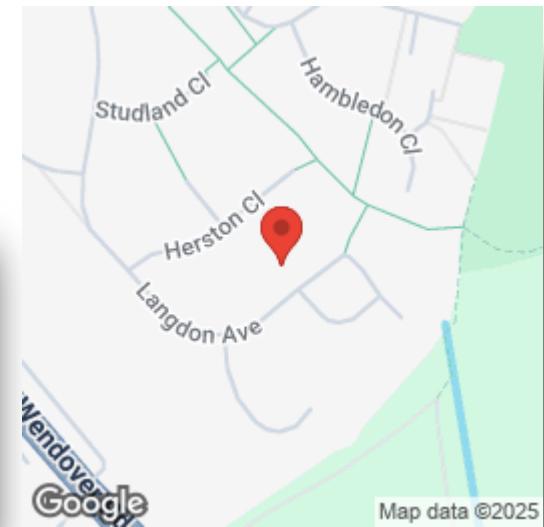
Langdon Avenue, Aylesbury

- THREE BEDROOM CHALET BUNGALOW
- POPULAR SOUTHSIDE LOCATION
- NO UPPER CHAIN
- GROUND FLOOR BEDROOM WITH EN-SUITE
- L-SHAPED LOUNGE/DINING ROOM
- FITTED KITCHEN
- REAR GARDEN
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£595,000



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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.



Property Ref:
AYL109618 - 0002

 **brown & merry**



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