



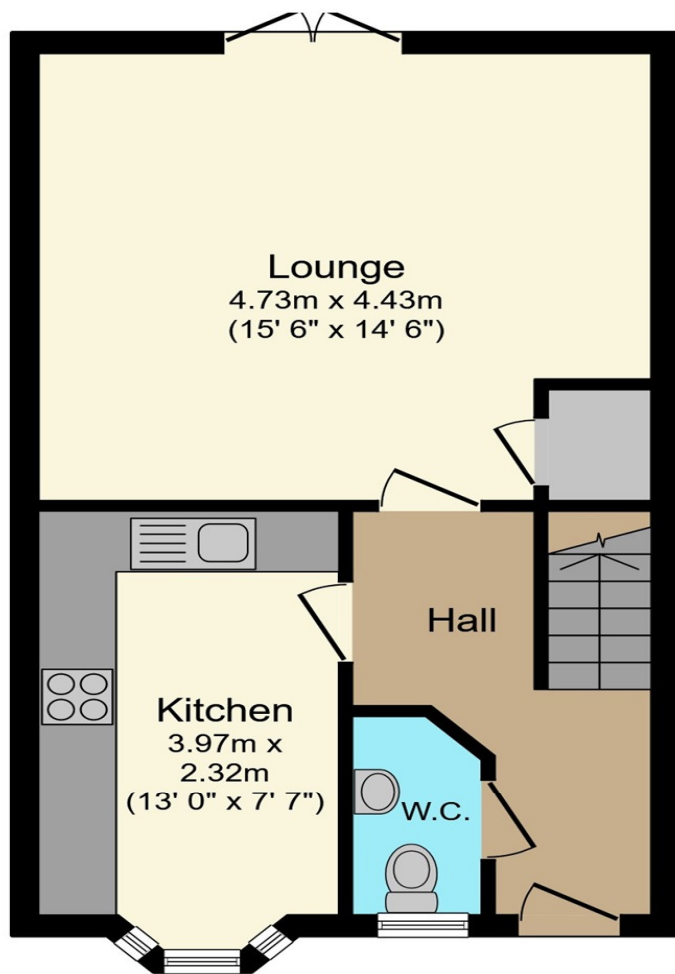
Chaff Road, Broughton Aylesbury HP22 7AF

welcome to

Chaff Road, Broughton Aylesbury

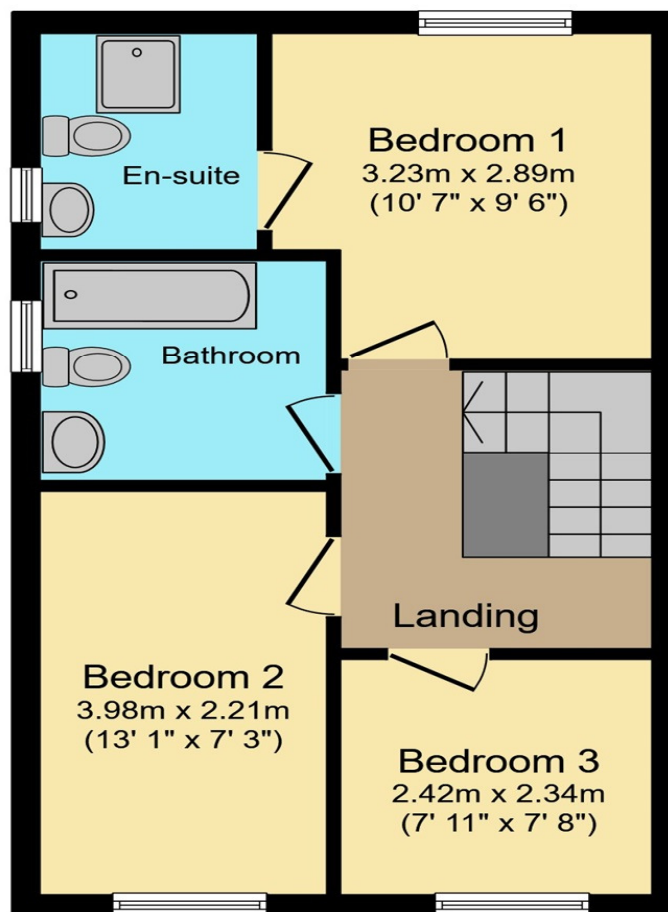
Brown & Merry are pleased to offer for sale this David Wilson built three bedroom semi-detached family home being located on the popular Kingsbrook development. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, lounge/dining room, fitted kitchen/breakfast room, master bedroom with en-suite shower room, two further bedrooms, bathroom, enclosed rear garden, allocated parking. Viewing Recommended. NO UPPER CHAIN.





Ground Floor

Floor area 40.7 m² (438 sq.ft.) approx



First Floor

Floor area 40.4 m² (434 sq.ft.) approx

Total floor area 81.0 m² (872 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Accommodation Comprises

Entrance Hall

Cloakroom

Lounge/Dining Room

15' 6" max x 14' 6" max (4.72m max x 4.42m max)

Kitchen/Breakfast Room

11' 4" + bay x 7' 2" (3.45m + bay x 2.18m)

First Floor & Landing

Bedroom One

10' 6" max x 9' 10" max (3.20m max x 3.00m max)

En-Suite

Bedroom Two

12' 10" x 8' 1" max (3.91m x 2.46m max)

Bedroom Three

7' 5" x 7' 2" (2.26m x 2.18m)

Bathroom

Outside

Rear Garden

Allocated Parking

welcome to

Chaff Road, Broughton Aylesbury

- POPULAR KINGSBROOK DEVELOPMENT
- THREE BEDROOM SEMI-DETACHED
- CLOAKROOM & EN-SUITE TO MASTER BEDROOM
- LOUNGE/DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM

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

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL115899](https://www.brownandmerry.co.uk/Property/AYL115899)



Property Ref:
AYL115899 - 0005

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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