



Elize Close, Aylesbury HP18 0XG

welcome to

Elize Close, Aylesbury

A four double bedroom detached family home offering generous living accommodation, including a newly fitted kitchen, a separate dining room, a spacious living room, and a convenient downstairs cloakroom. All four bedrooms feature bespoke fitted wardrobes, while two benefit from en suite shower rooms, complemented by a contemporary family bathroom.



Accommodation Comprises

Hallway

Wc

Kitchen

17' 1" x 10' 4" (5.21m x 3.15m)

Dining Room

18' 3" x 10' 2" (5.56m x 3.10m)

Living Room

13' 8" x 16' 9" (4.17m x 5.11m)

First Floor

Bedroom

10' 2" x 10' 4" (3.10m x 3.15m)

Bathroom

Bedroom

12' 11" x 10' 7" (3.94m x 3.23m)

Bathroom

Bedroom

14' 1" x 8' 3" (4.29m x 2.51m)

Bedroom

10' 5" x 8' 3" (3.17m x 2.51m)

Bathroom

Outside

Rear Garden

Double Garage

18' 11" x 19' 5" (5.77m x 5.92m)

Agents Note

There is a service charge of approx. £300 per year, as advised by the vendor.



view this property online brownandmerry.co.uk/Property/AYL116720



welcome to

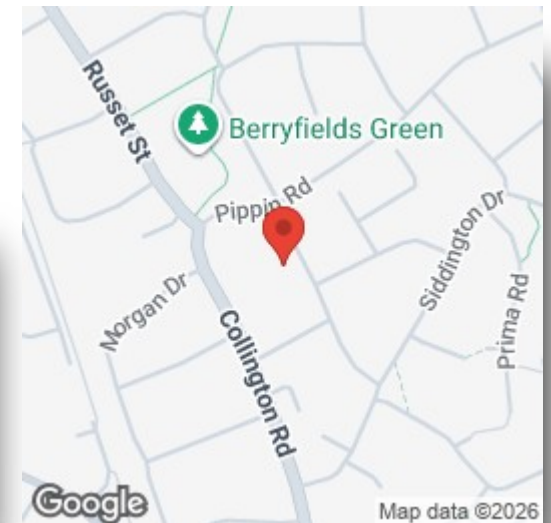
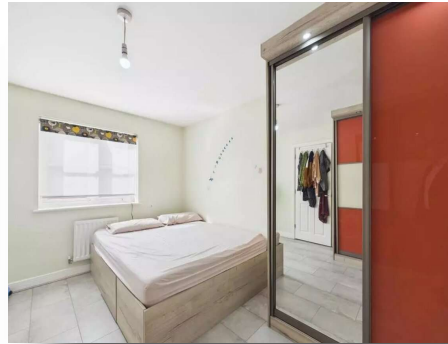
Elize Close, Aylesbury

- FOUR BEDROOM DETACHED FAMILY HOME
- BERRYFIELDS DEVELOPMENT
- BRAND NEW HIGH SPECIFICATION KITCHEN
- DRIVEWAY PARKING
- BEDROOMS BENEFIT FROM CUSTOM BUILT WARDROBES
- CONVERTED DOUBLE GARAGE WITH LIGHT, POWER & HEATING
- CLOSE TO SCHOOLS, STATION AND AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£610,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/AYL116720](https://www.brownandmerry.co.uk/Property/AYL116720)



Property Ref:
AYL116720 - 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.


brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)