



Marston Gate, Broughton Aylesbury HP22 7AA



welcome to

Marston Gate, Broughton Aylesbury

Brown & Merry are delighted to present this spacious and beautifully maintained four-bedroom family home, situated on the edge of the highly sought-after Kingsbrook development. The location offers excellent access to the A418 towards Milton Keynes and the A41 towards Tring and London. The property benefits from double glazing and a gas central heating system with radiators. The accommodation comprises an entrance hall, cloakroom, a bright dual-aspect living room, and a modern fitted kitchen/dining room with integrated appliances, complemented by a separate utility room. The first floor features a master bedroom with a dressing area and en-suite shower room, along with bedroom two and the family bathroom. The top floor provides two additional well-proportioned bedrooms and a further shower room. Outside, the home offers an enclosed rear garden and off-road parking.





Accommodation Comprises:

Entrance Hall

Cloakroom

Living Room

17' 9" x 10' 7" (5.41m x 3.23m)

Kitchen/Dining Room

17' 9" x 9' 6" (5.41m x 2.90m)

Utility Room

5' 9" x 5' 6" (1.75m x 1.68m)

First Floor & Landing

Master Bedroom

11' 3" x 10' 3" (3.43m x 3.12m)

Dressing Area

En-Suite Shower Room

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

Bathroom

Second Floor & Landing

Bedroom Three

14' 10" max x 9' 9" (4.52m max x 2.97m)

Bedroom Four

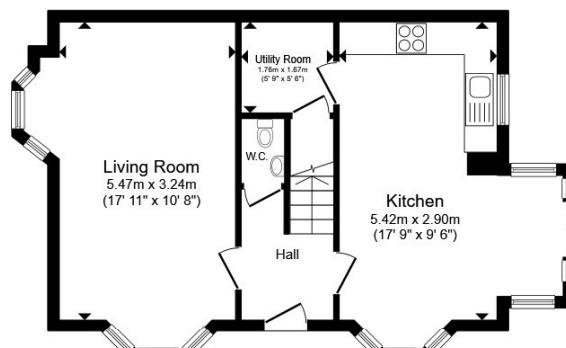
11' 3" x 7' 5" (3.43m x 2.26m)

Shower Room

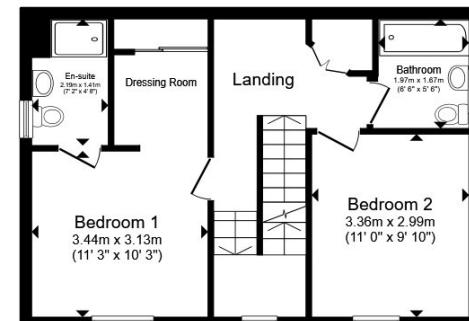
Outside

Garden

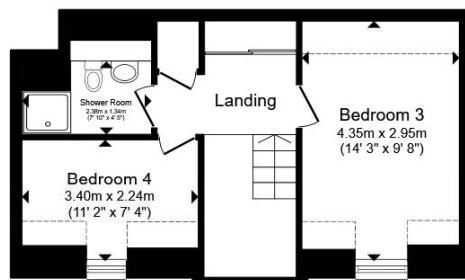
Off Road Parking



Ground Floor



First Floor



Second Floor

Total floor area 128.3 m² (1,381 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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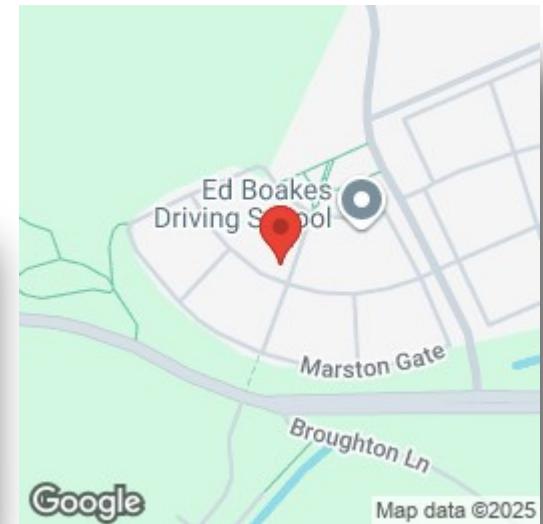
- POPULAR KINGSBROOK DEVELOPMENT
- FOUR BEDROOMS
- DOUBLE ASPECT LIVING ROOM
- FITTED KITCHEN/DINING ROOM
- CLOAKROOM & UTILITY ROOM
- EDGE OF DEVELOPMENT
- MUST BE VIEWED

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

£475,000



view this property online brownandmerry.co.uk/Property/AYL115860

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:
AYL115860 - 0007

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