

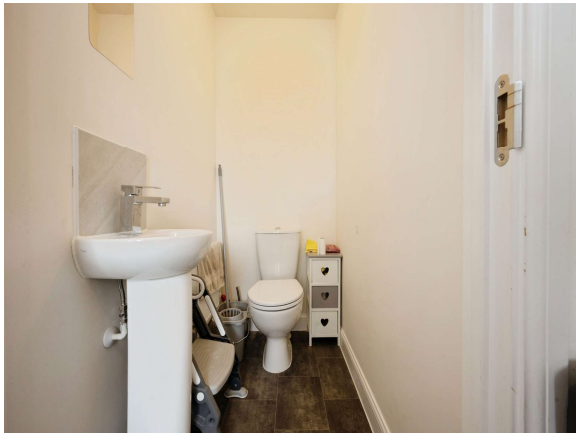


**Brewery Lane, Broughton HP22 7DH**

**welcome to**

**Brewery Lane, Broughton Aylesbury**

The accommodation comprises an entrance hall leading into a bright and airy open-plan living, dining, and kitchen area, benefitting from triple-aspect windows. There are two generously sized double bedrooms and a modern family bathroom. Further benefits include double glazing, a gas central heating system with radiators, an enclosed rear garden, an allocated parking space, and additional visitor parking nearby. Early viewing is highly recommended.



## Accommodation Comprises

### Hall

### Kitchen/ Living Room

26' 7" x 8' 6" ( 8.10m x 2.59m )

### Porch

### Cloakroom

### First Floor

### Bedroom One

14' 1" x 10' 2" ( 4.29m x 3.10m )

### Bathroom

### Bedroom Two

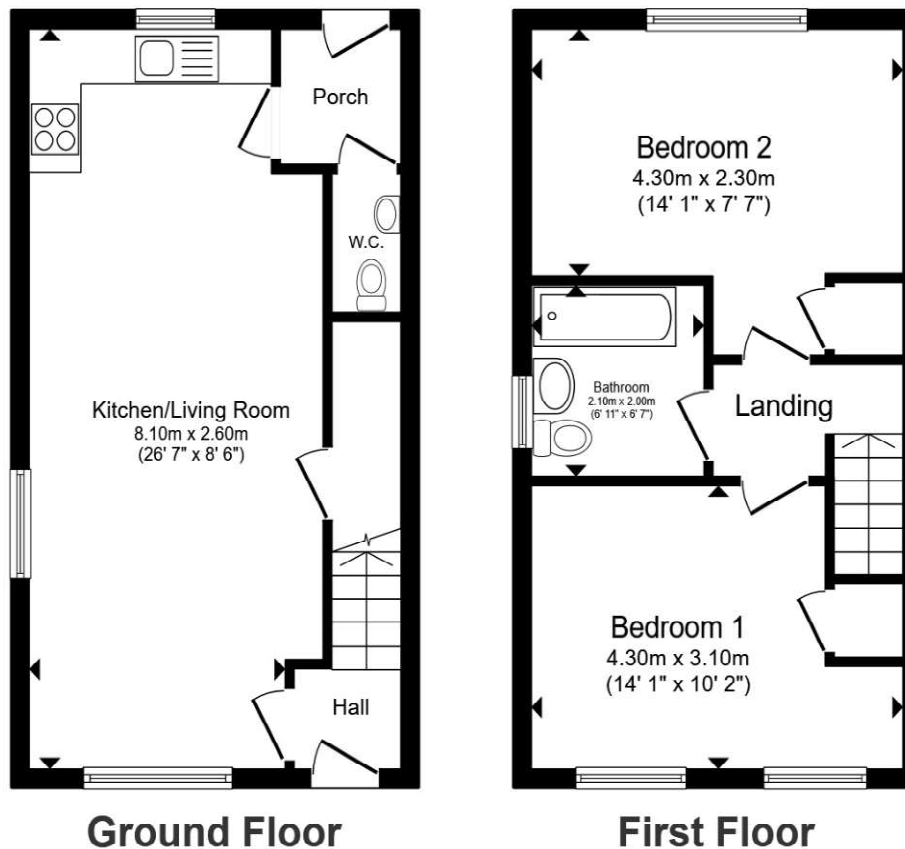
14' 1" x 7' 7" ( 4.29m x 2.31m )

### Outside

### Rear Garden

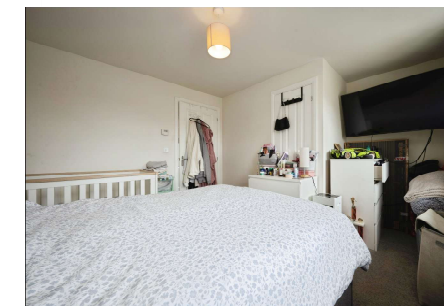
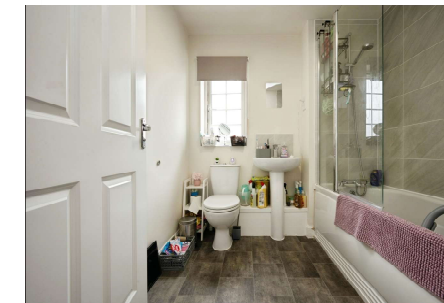
### Agents Note

The property is subject to estates and management charges



Total floor area 67.3 m<sup>2</sup> (724 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](http://www.propertybox.io)



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welcome to

## Brewery Lane, Broughton Aylesbury

- TWO DOUBLE BEDROOM SEMI-DETACHED
- POPULAR KINGSBROOK DEVELOPMENT
- OPEN PLAN LIVING/ DINING/ KITCHEN
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING

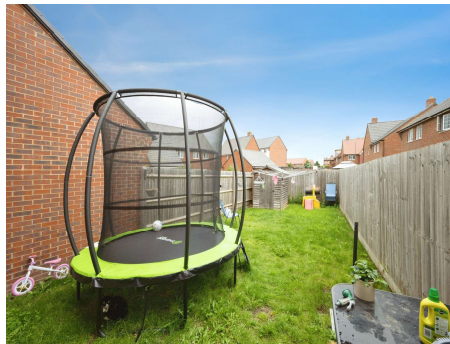
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL116624 - 0002

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