



Grand Junction, Broughton Aylesbury HP22 7EA

welcome to

Grand Junction, Broughton Aylesbury

- Four/Five Bedroom Town House
- Two Bathrooms/ Downstairs Toilet
- Fitted Kitchen
- Spacious Lounge
- Private Rear Garden
- Three Storey Modern Living
- Recently Built Family Home 2021

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

£440,000

view this property online [brownandmerry.co.uk/Property/AYL116540](https://www.brownandmerry.co.uk/Property/AYL116540)



Property Ref:
AYL116540 - 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.

Ground Floor

Kitchen

6' 1" x 10' (1.85m x 3.05m)

Family Room/ Dining

15' 9" x 12' 10" (4.80m x 3.91m)

Study/ Bedroom Four

6' 1" x 9' (1.85m x 2.74m)

First Floor

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

Ensuite

Second Floor

Bedroom Two

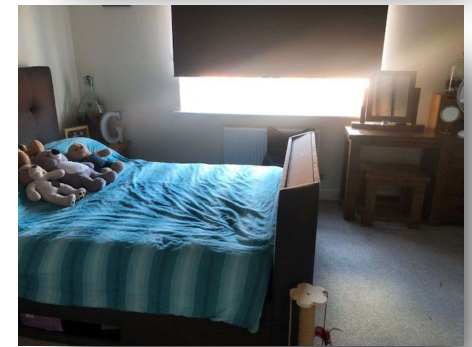
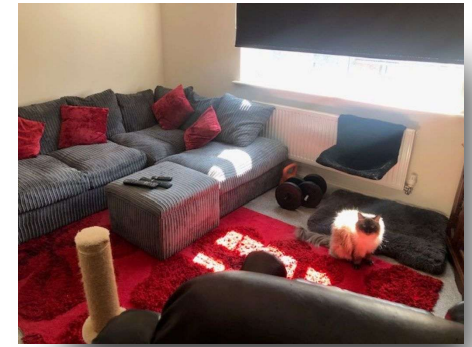
12' 10" x 11' 5" (3.91m x 3.48m)

Bedroom Three

12' 10" x 10' 11" (3.91m x 3.33m)

Family Bathroom

Rear Garden




brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



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



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