



BROUGHTON CLOSE, BIERTON
Aylesbury, Buckinghamshire HP22 5DJ



Brown & Merry are pleased to offer for sale this spacious and extended three-bedroom semi-detached family home being situated in a cul-de-sac location, close to Bierton village school and an internal viewing is highly recommended to fully appreciate this family.

£500,000

The property benefits from double glazing, a gas radiator heating system, entrance porch and hallway, living room, dining room, kitchen, three well-proportioned bedrooms, and a modern shower room. Externally, the home offers a generous rear garden backing onto open countryside, along with a driveway and garage. An internal inspection is highly recommended to fully appreciate everything this property has to offer.

Extended Three Bedroom Semi-Detached
Large Corner Plot Rear Garden
Backing Countryside
Two Reception Rooms
Extended Kitchen
Shower Room
Driveway & Garage

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



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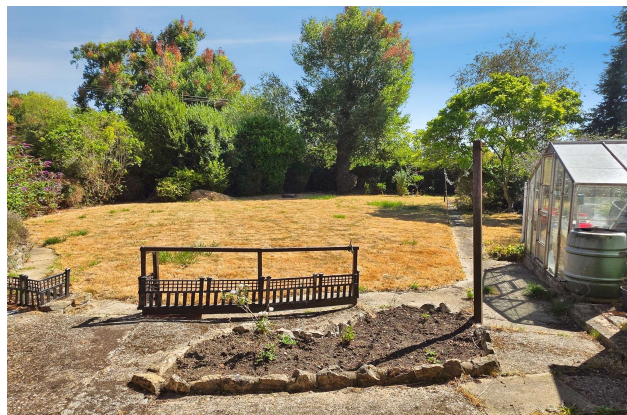
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Bierton itself offers a well-regarded combined school, a restaurant, village hall, sports centre, and church. Aylesbury town centre is just 1.5 miles away, providing extensive shopping, leisure facilities, the Waterside Theatre, and education from primary through university level. Kingsbrook primary and secondary schools are within walking distance (approx. 1.9 miles), while private options such as Griffin House (8.4 miles) and Swanbourne House School (10.1 miles) are also easily accessible.



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Property Ref:
AYL116163 - 0002

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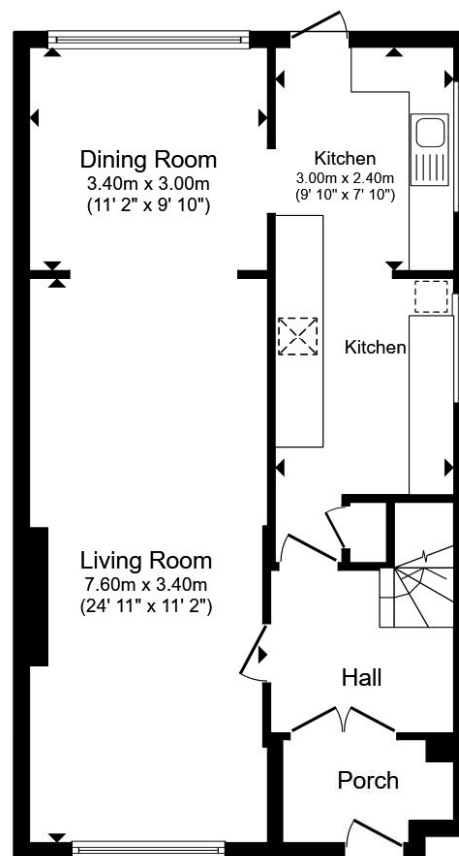
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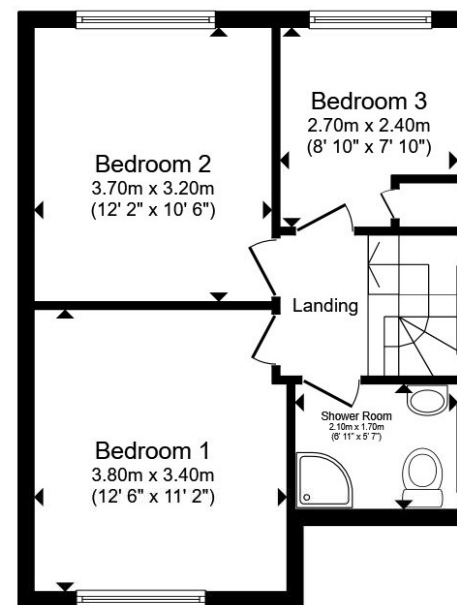
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Please note the marker reflects the
postcode not the actual property



Ground Floor



First Floor

Total floor area 101.5 m² (1,093 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

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.

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