



Maybrick Road, Broughton Aylesbury HP22 7BA



welcome to

Maybrick Road, Broughton Aylesbury

Upon entering the property, you are welcomed into a spacious layout offering a lounge, separate dining room, kitchen positioned to the rear, and a convenient downstairs cloakroom. To the first floor, you will find four generously sized bedrooms, including a master bedroom with an ensuite, along with a modern family bathroom.



Accommodation Comprises

Entrance Hall

Cloakroom

Kitchen

Living Room

First Floor And Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

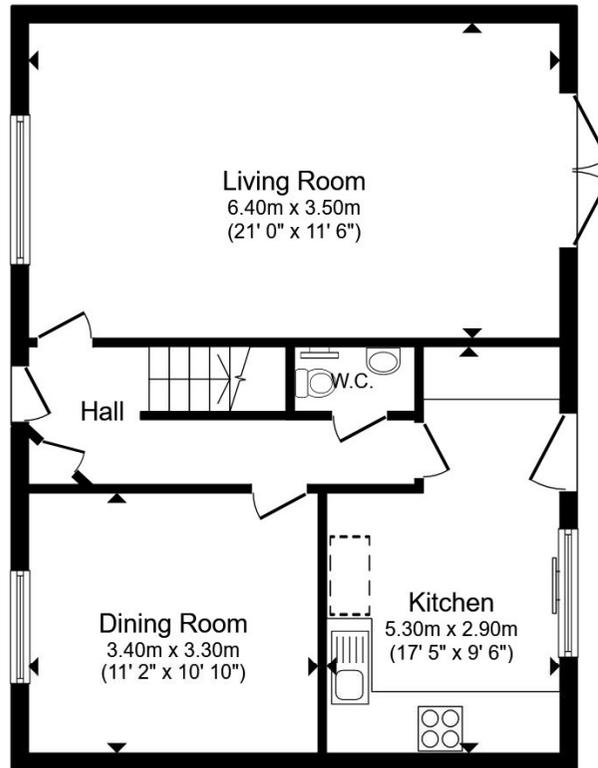
Rear Garden

Driveway

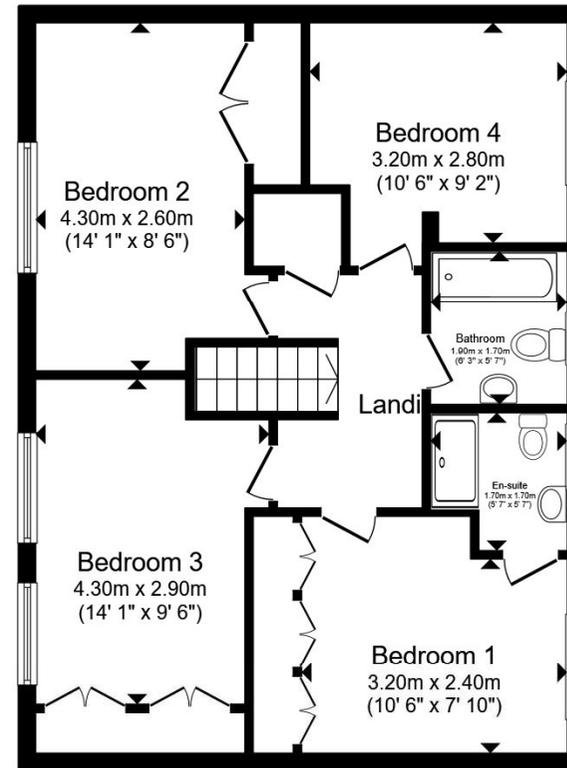
Garage

Agents Note

The vendors have made us aware that they pay a service charge to Encore twice a year, totalling approximately £300 annually.



Ground Floor



First Floor



Total floor area 118.9 m² (1,280 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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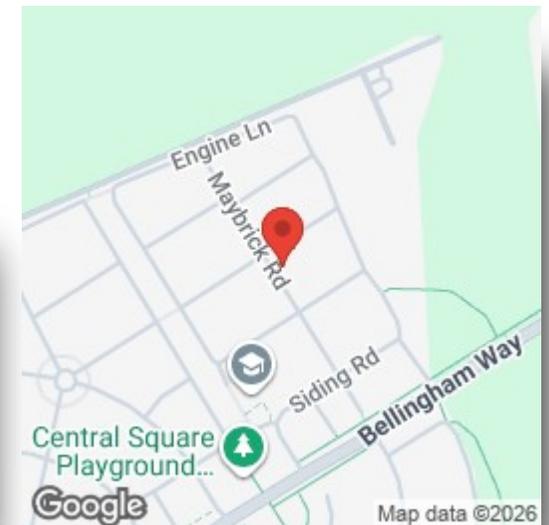
Maybrick Road, Broughton Aylesbury

- FOUR BEDROOM DETACHED FAMILY HOME
- EVER-POPULAR KINGSBROOK DEVELOPMENT
- SPACIOUS LAYOUT
- GARAGE & OFF ROAD PARKING
- CONVENIENT ACCESS TO A418 & A41
- CLOSE TO GOOD LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£490,000



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Property Ref:
AYL116140 - 0008

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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Please note the marker reflects the
postcode not the actual property