# hillyards.







\*NEW INSTRUCTION\* \*3/4 BEDROOMS\* \*CLOSE TO HOSPITAL AND TOWN CENTRE\* Fantastic spacious 3 Bedroom town house.

Comprises: entrance hall, spacious lounge, fitted kitchen / diner with fridge/freezer and dishwasher, 3 bedrooms, en suite to master bedroom, family bathroom and study / bedroom 4.

This immaculate town house is located just a stones throw from Stoke Mandeville Hospital and a 25 minute walk from Aylesbury town centre and Aylesbury train station.

The property also benefits from a rear garden, UPVC double glazing and gas central heating.

Immaculately presented throughout, this property is offered unfurnished and would be ideal for a family. Available now. Call now to view.

One week holding deposit required to secure - £415.38

£1,800 Per Calendar Month

## Lounge

14'6" x 11'10"

## Kitchen / diner

14'4" x 12'1"

# Study / 4th bedroom

7'4" 10'9"

### **Bedroom 1**

12'0" x 12'0"

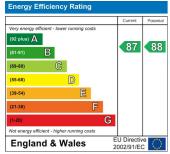
### **Bedroom 2**

14'3" x 9'10"

# **Bedroom 3**

7'3" x 9'10"





Environmental Impact (CO <sub>2</sub> ) Rat	ting	
	Current	Potential
Very environmentally friendly - lower CO2 emission	ıs	
(92 plus) 🔼		
(81-91)	88	88
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emission	s	
	EU Direction 2002/91/E	



