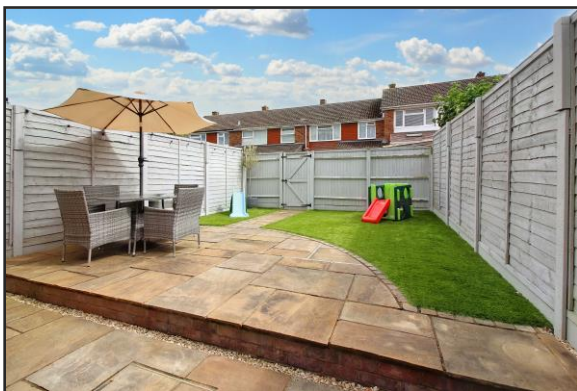


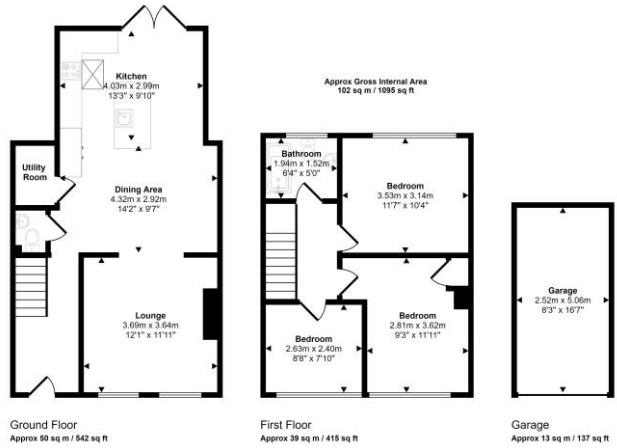
hillyards.



Hillyards bring to the market this beautiful house that has been extended and refurbished to a very high standard throughout. The property will make an ideal family home as it is situated on the popular Bedgrove area of Aylesbury and is situated within the catchment for the excellent local schools. Accommodation consists of lounge, open plan kitchen/diner with integrated appliances, utility room, cloakroom, three bedrooms and bathroom. Other benefits include southerly facing rear garden, garage in an adjacent block and is fronting on to a green. An internal viewing comes highly recommended to truly appreciate everything this impressive house has to offer.

£375,000

Lancaster Road, Aylesbury, Buckinghamshire. HP21 7HF



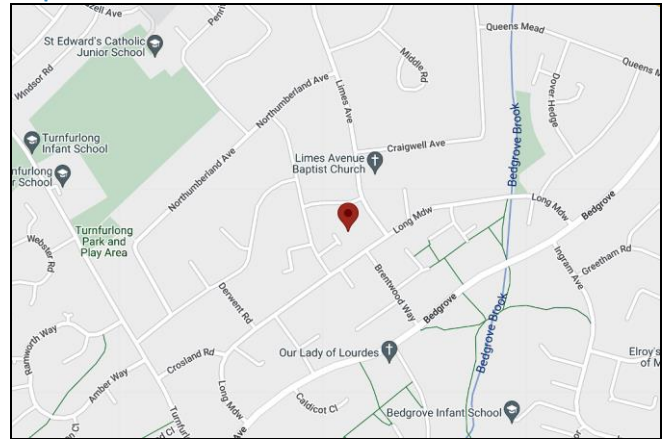
Gardens

There is a southerly-facing rear garden laid initially to patio with step up to artificial lawn plus gated rear access. There is also a gravelled front garden.

Garage

There is a single garage located in a block to the side of the property.

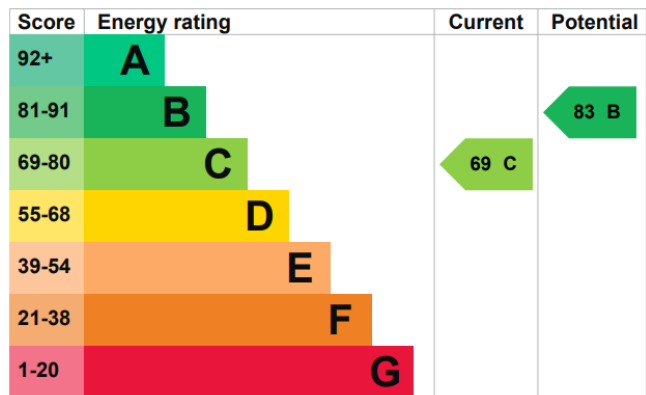
Map



Council Tax Band

C (approximately £1724.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval. Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: For illustrative purposes only, not to scale.