

hillyards.

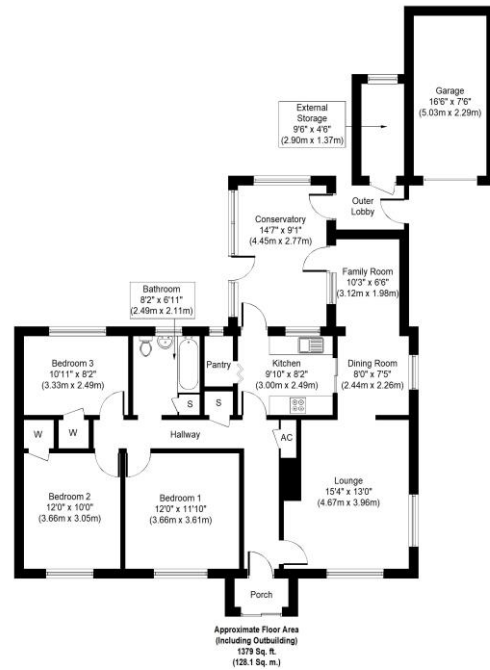


Hillyards are pleased to offer to the market this extended detached bungalow that sits on a generous plot on one of Aylesbury's most sought after roads. The property is being offered with no onward chain and has the potential for future extension (stpp). Currently the versatile accommodation consists of three reception rooms, kitchen, conservatory, three double bedrooms and bathroom as well as garage & driveway parking, good size front & rear gardens. A viewing comes highly recommended.

Offers in excess of £450,000

Northumberland Avenue, Aylesbury, Buckinghamshire. HP21 7HQ

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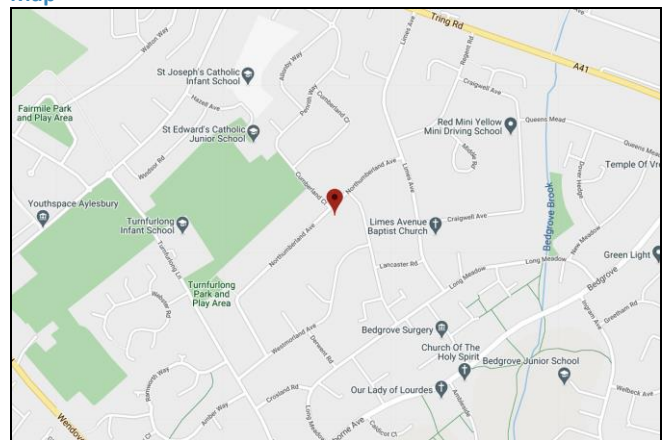
Front & Rear Gardens

There are good size, mature front & rear gardens. The rear garden offers a south/easterly aspect.

Garage & Driveway Parking

There is a single garage located to the side/rear of the property with driveway parking in front for several vehicles.

Map



Council Tax Band

E (approximately £2274.00 per annum based on 2 adults residing at the property)

Energy Performance Graph

Awaiting file

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.