

# hillyards.



Hillyards are pleased to bring to the market this spacious family home fronting on to a green and within a short walk of Aylesbury town centre & main line station. The property accommodation consists of entrance hall, lounge, kitchen, utility room, conservatory, three bedrooms and refitted bathroom as well as large rear garden, driveway parking for several vehicles, UPVC double glazing and gas central heating. A viewing comes highly recommended.

**£295,000 Freehold**

Beech Green, Aylesbury, Buckinghamshire. HP21 8JG

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## Accommodation

### Entrance Hall

Lounge 15'6 x 11'5 (4.72m x 3.48m)

Conservatory 16'9 x 8'6 (5.11m x 2.59m)

Kitchen 11'3 x 11'1 (3.43m x 3.38m)

Utility Room 6'8 x 4'9 (2.03m x 1.45m)

Bedroom 13'6 x 10'1 (4.11m x 3.07m)

Bedroom 11'7 x 9'4 (3.53m x 2.84m)

Bedroom 8'1 x 7'9 (2.46m x 2.36m)

### Bathroom

### Garden

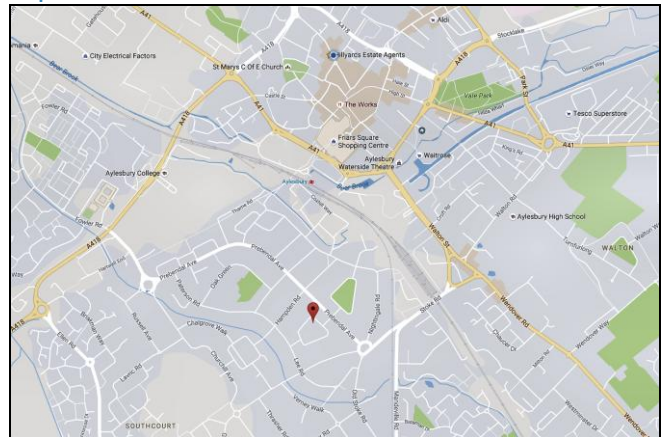
Approx 95ft x 29ft There is a large rear garden enclosed by wood panel fencing.

### Driveway Parking

There is a block paved driveway located to the front of the house for several vehicles.

## Property Information

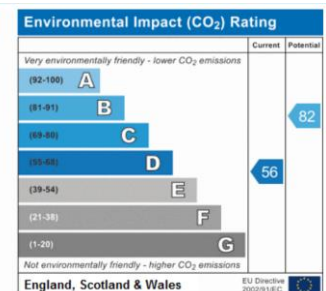
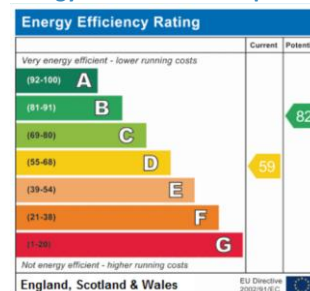
### Map



### Council Tax Band

B (approximately £1183.00 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:** Not to scale, for illustrative purposes only.