



BRAND NEW PROPERTY - Hillyards are pleased to bring to the market this brand new three bedroom family home situated on the popular Elm Farm area of Aylesbury that offers excellent local schools and amenities. The property has been finished to a very high specification throughout and we would highly recommend an internal viewing to appreciate this work. Accommodation consists of entrance hall, guest cloakroom, lounge, modern fitted kitchen with integrated appliances, three bedrooms with en-suite to master and family bathroom. Other benefits include front, side and rear gardens, driveway parking, UPVC double glazing, gas central heating, no upper chain and NHBC warranty.

£350,000

1a Sutherland Walk, Aylesbury, Buckinghamshire HP21 7NS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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hillyards.