

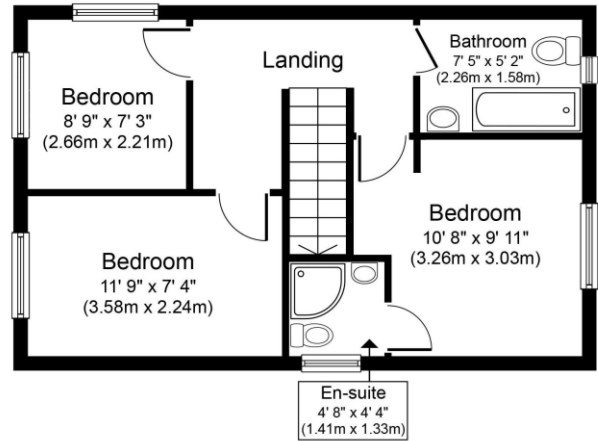
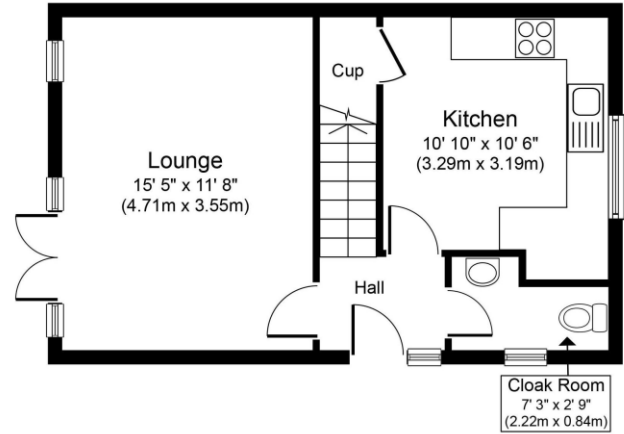
hillyards.



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.

£299,950 Freehold

Elm Farm Road, Aylesbury, Buckinghamshire. HP21 7NT



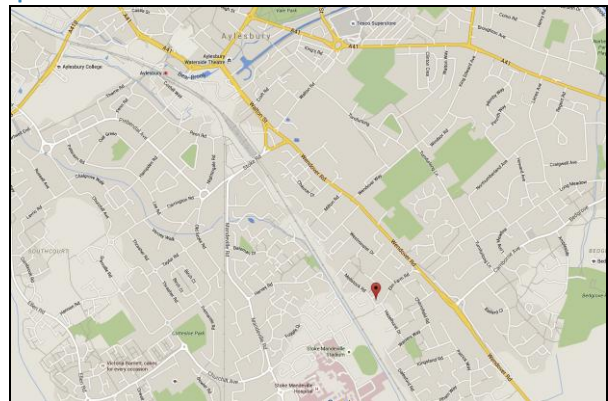
Gardens

There are enclosed gardens to the front, side and rear of the property offering a good degree of privacy laid partly to lawn, gravel and patio.

Parking

There is a gravelled driveway situated to the front of the property for two vehicles.

Map



Council Tax Band

C (proposed) (approximately £1352.00 per annum based on 2 adults residing at the property)

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..