

Awaiting  
Vendor  
Approval

hillyards.

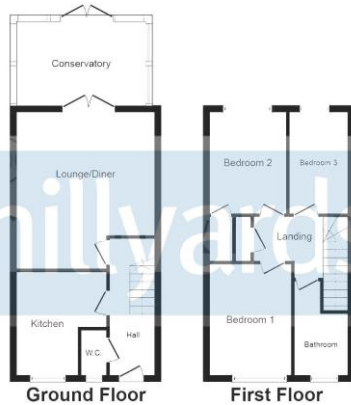


Hillyards are pleased to offer this three bedroom family home situated on the popular Elm Farm area of Aylesbury and close to William Harding School. The property accommodation consists of entrance hall, cloakroom, lounge/diner, kitchen, conservatory, three bedrooms and bathroom as well as benefiting from garage & parking, enclosed rear garden, UPVC double glazing and gas heating. A viewing comes highly recommended.

**£285,000 Freehold**

Sutherland Walk, Aylesbury, Buckinghamshire. HP21 7NS

## Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Photos



## Accommodation

### Entrance Hall

### Cloakroom

### Lounge/Diner

15'7 x 14'10 (4.75m x 4.52m)

### Kitchen

10'11 (max) x 9'6 (max) (3.33m x 2.90m) - L-shaped

### Conservatory

13'8 x 9'5 (4.17m x 2.87m)

### Bedroom 1

11'8 x 9'8 (3.56m x 2.95m)

### Bedroom 2

10'9 x 8'11 (3.28m x 2.72m)

### Bedroom 3

10'9 x 6'8 (3.28m x 2.03m)

### Bathroom

## Exterior

### Gardens

There is a fully enclosed garden to the rear laid mainly to paving with gated rear access to garage & parking.

### Garage & Parking

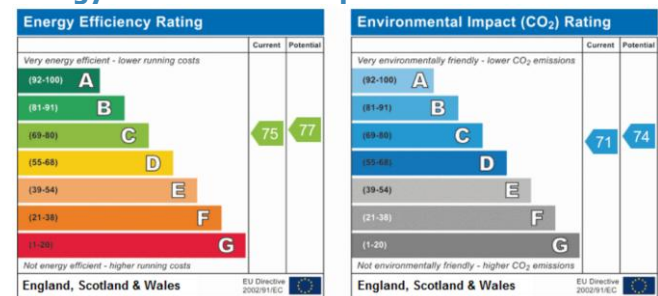
There is a single garage located in a block behind the property with parking in front for one vehicle.

## Property Info

### Council Tax Band

C (approximately £1352.00 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.

**Floor plan For Illustrative Purposes Only:** Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.