

Awaiting
Vendor
Approval

hillyards.

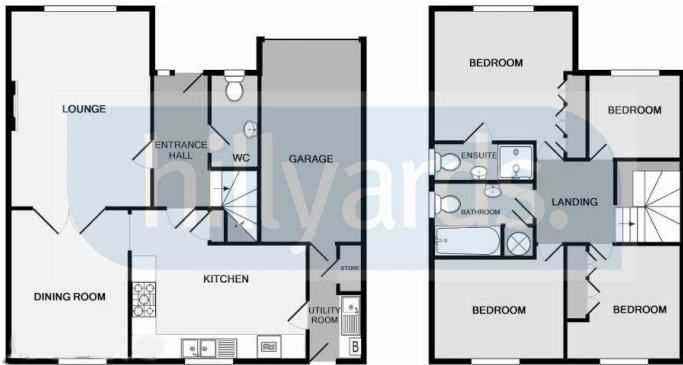


Hillyards Estate Agents are pleased to bring to the market this stunning four bedroom detached house situated in a cul-de-sac on the popular Oakwood Park area of Aylesbury. The property is offered with no upper chain as well as accommodation consisting of entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility, four bedrooms with en-suite to master and family bathroom. Other benefits include garage & driveway parking, front & rear gardens and gas central heating with replacement boiler.

£399,950 Freehold

Burrell Close, Aylesbury, Buckinghamshire. HP21 8GA

Floor Plan



Photos



Accommodation

Entrance Hall

Guest Cloakroom

Lounge

16'5 x 11'9 (5.00m x 3.58m)

Dining Room

12'6 x 9'11 (3.81m x 3.02m)

Kitchen

14'8 x 10'1 (4.47m x 3.07m)

Utility Room

10'1 x 4'11 (3.07m x 1.50m)

Bedroom 1

11'9 x 11'3 (3.58m x 3.43m)

En-Suite

Bedroom 2

10'4 x 10'1 (3.15m x 3.07m)

Bedroom 3

11'4 x 8'0 (3.45m x 2.44m)

Bedroom 4

8'4 x 7'7 (2.54m x 2.31m)

Bathroom

Exterior

Gardens

There is a fully enclosed garden to the rear laid mainly to artificial lawn with initial patio plus gated side access and two storage sheds as well as gravelled front garden.

Garage & Parking

There is a single garage with power & light and courtesy door to utility room plus driveway parking for several vehicles to the front.

Property Info

Council Tax Band

F (approximately £2197.00 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.

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.