

hillyards.

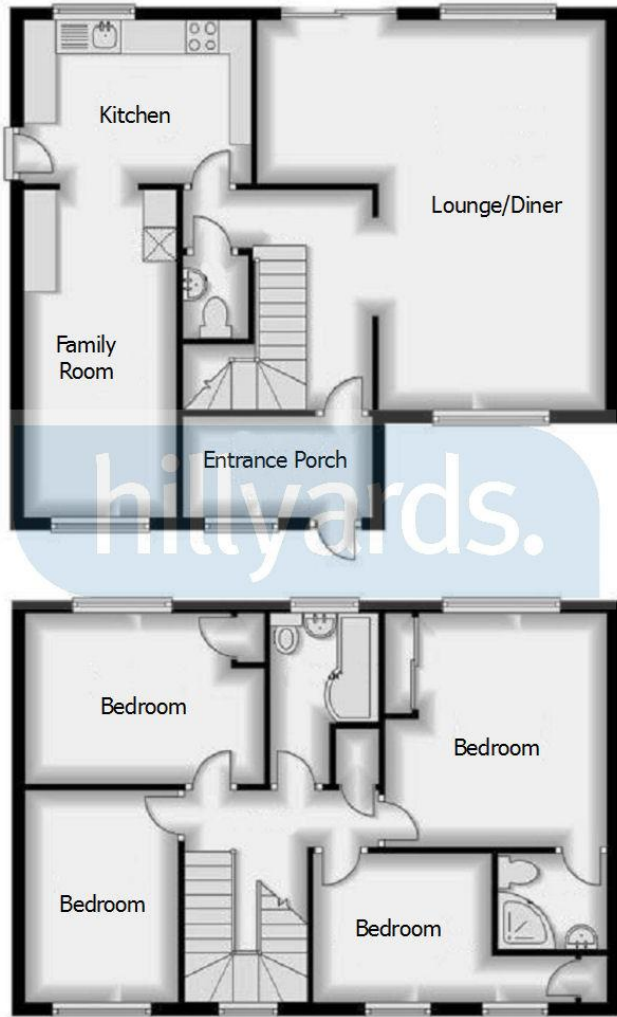


Hillyards are pleased to offer this well presented and spacious detached family home located on the popular Haydon Hill development of Aylesbury. The property offers accommodation comprising entrance porch, hallway, guest cloakroom, L-shaped lounge/diner, refitted kitchen, dining/family room (formerly garage), four double bedrooms with en-suite to master and refitted bathroom as well as benefits including driveway parking, enclosed rear garden, UPVC double glazing & gas central heating. A viewing comes highly recommended

£349,950 Freehold

Lautrec Way, Aylesbury, Buckinghamshire. HP19 8SG

Floor Plan



Photos



Accommodation

- Entrance Porch
- Hallway
- Cloakroom

- Lounge/Diner** 19'7 (max) x 17'7 (max) (5.97m x 5.36m)
- Kitchen** 11'6 x 8'6 (3.51m x 2.59m)
- Family Room** 16'1 x 7'5 (4.90m x 2.26m)
- Landing**
- Bedroom 1** 11'10" x 11'2 (4.50m x 3.00m)
- En-Suite**
- Bedroom 2** 11'1 x 8'7 (3.50m x 2.90m)
- Bedroom 3** 10'9 x 7'10 (3.28m x 2.39m)
- Bedroom 4** 9'3 x 7'7 (2.82m x 2.31m)

Bathroom

Exterior

Rear Garden:

A fully enclosed rear garden offering a high degree of privacy laid initially to patio with step up to lawned area, freestanding wooden shed and gated side access.

Parking:

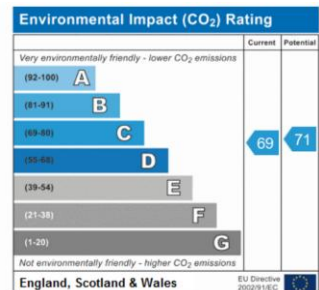
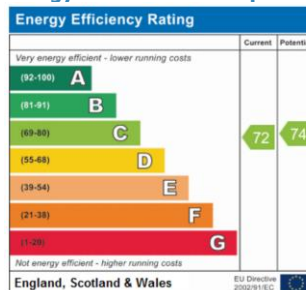
There is a block paved driveway to the front of the property offering off street parking for several vehicles.

Property Info

Council Tax Band:

E (approximately £1859.00 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.