



STUNNING FAMILY HOME - Hillyards are pleased to offer this 4 bedroom house located on the Haydon Hill area has been extended and now offers space not usually available on this development. The property benefits from entrance hall, guest cloakroom, 20ft lounge, 18ft kitchen, 18ft dining room, study, family room, 25ft master bedroom with refitted 5-piece en-suite bathroom, three further bedrooms and family bathroom. The property also boasts from enclosed rear garden, driveway and garage. We highly recommend an internal viewing to truly appreciate this property.

£425,000

1 Goya Place, Aylesbury, Buckinghamshire HP19 8SJ

Lounge

20'1" x 11'4"

Reception

18'9" x 12'7"

Reception

10'8" x 7'9"

Bedroom

25'3" x 10'7"

Bedroom

15'1" x 7'6"

Bedroom

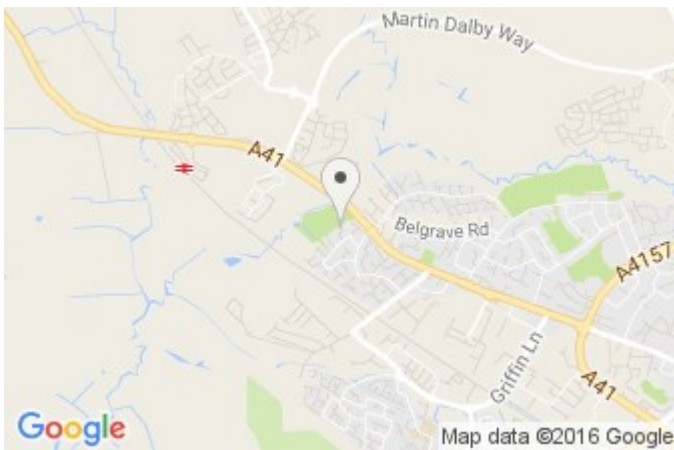
11'0" x 8'6"

Bedroom

10'9" x 7'9"

Kitchen

18'4" x 8'7"



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		
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Not environmentally friendly - higher CO ₂ emissions		
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hillyards.