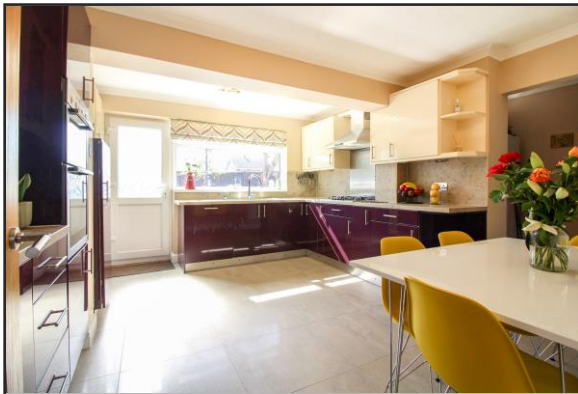


# hillyards.

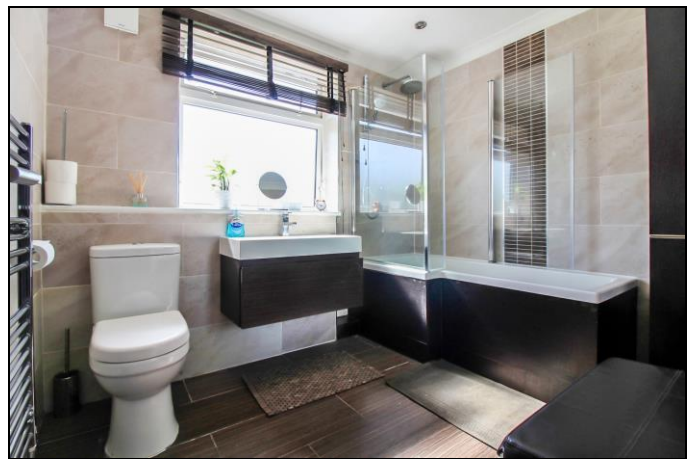
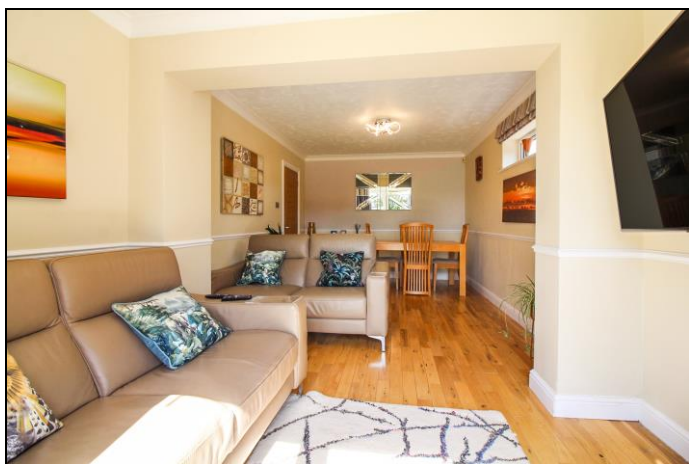


This impressive detached family home is located on one of Aylesbury most sought-after locations and is set within easy reach of the popular Bedgrove Schools, park and other local amenities. The property has recently undergone an extensive amount of improvements including extensions to the side & rear expending the accommodation to include four bedrooms with en-suite to master, four reception rooms, refitted kitchen, utility, cloakroom and refitted family bathroom. Other benefits include south facing rear garden and garage with driveway parking. We highly recommend a viewing to truly appreciate the size, condition, practicality and location of this stunning home.

**Offers in excess Of £685,000**

Langdon Avenue, Aylesbury, Buckinghamshire. HP21 9UW

# Langdon Avenue, Aylesbury, Buckinghamshire. HP21 9UW



Ground Floor



First Floor

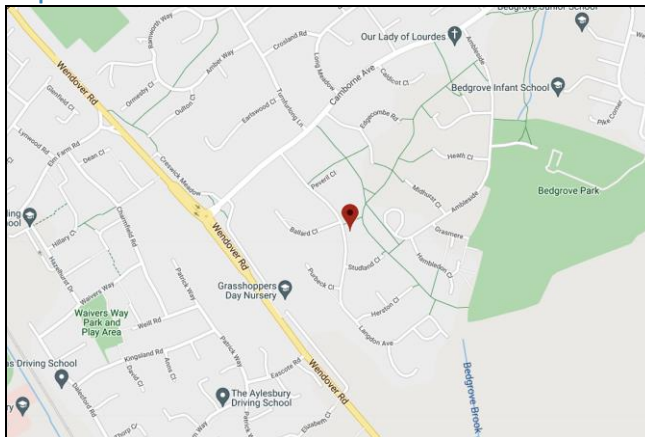
## Gardens - 64'0 x 47'0 (approx. size of rear garden)

The property sits on a good size plot that consists of mature & well-established front & rear gardens. The rear garden is southerly facing and offers side access and courtesy door to garage.

## Garage & Driveway Parking

There is a garage located to the side of the property with power & light and door from rear garden. There is also a block paved driveway parking in front for several vehicles.

## Map



## Council Tax Band

G (approximately £3101.00 per annum based on 2 adults residing at the property)

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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:** For illustrative purposes only, not to scale.