

hillyards.

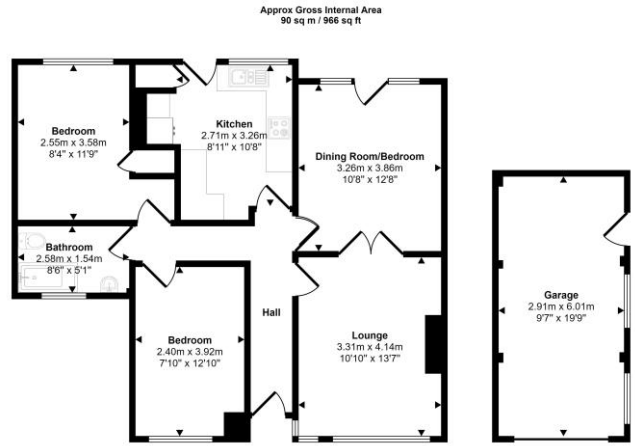


A semi-detached bungalow situated in a quiet cul-de-sac in a very sought-after area of Aylesbury that is being offered with no onward chain. The property is located on the popular Bedgrove development and within easy reach of the local amenities including a variety of shops, doctors and bus routes. Accommodation consists of lounge, dining room/bedroom, kitchen, two bedrooms and bathroom. Other benefits include front & rear gardens, garage & driveway parking, UPVC double glazing and gas central heating.

£399,950

Kendal Close, Aylesbury, Buckinghamshire. HP21 7HR

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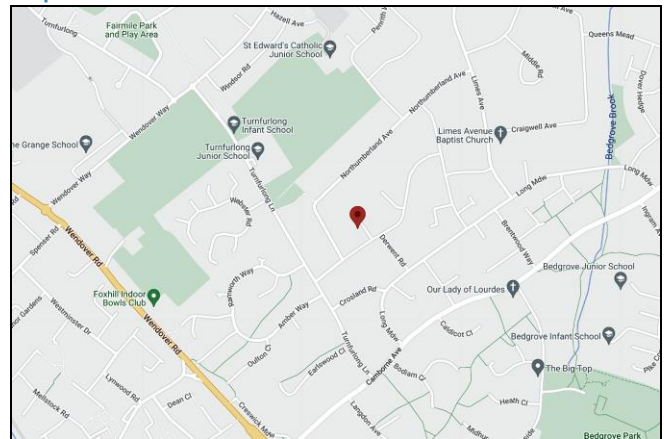
Gardens

There is a good size rear garden offering a good degree of privacy, laid initially to patio with step up to lawn area plus access to garage. There is also an open-plan front garden.

Garage & Driveway

There is a single garage located to the side/rear of the property plus driveway parking.

Map



Council Tax Band

D (approximately £1939.47.00 per annum based on 2 adults residing at the property)

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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.