

hillyards.

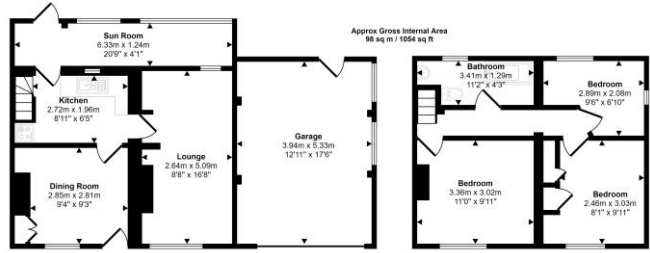
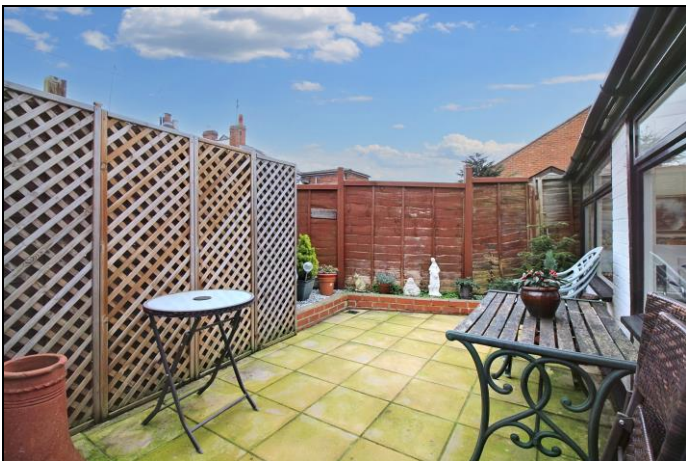


Hillyards Estate Agents bring to the market this unique & individual character cottage that is located on the outskirts of Aylesbury town centre. The property offers many of its original features and we would highly recommend an internal viewing to truly appreciate this very distinctive house. Accommodation consists of lounge, dining room, kitchen, sun room, three bedrooms and refitted 1st floor bathroom. Other benefits include courtyard style rear garden and a garage alongside as well as being situated within walking distance to a main-line station that offers a regular service to Central London.

£335,000

Walton Green, Aylesbury, Buckinghamshire. HP21 7RB

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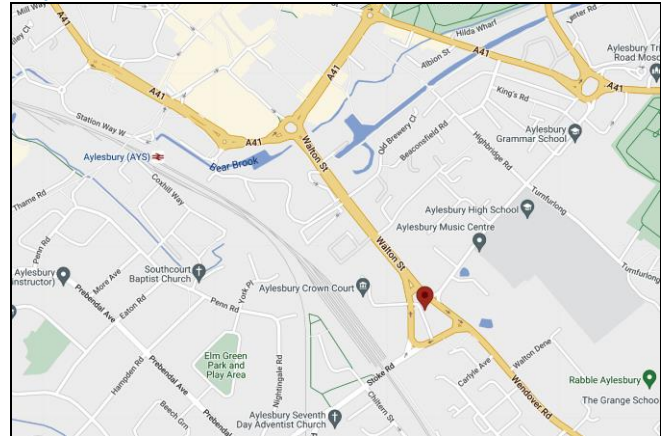
Rear Garden

There is a courtyard style rear laid mainly to paving for low maintenance.

Garage

There is a larger than average garage with power & light located to the side of the property with courtesy door at rear.

Map



Council Tax Band

B (approximately £1745.37 per annum based on 2 adults residing at the property).

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 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: Not to scale, for illustrative purposes only.