

hillyards.

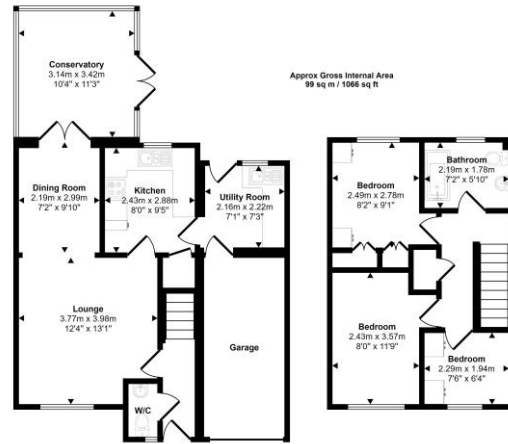


Hillyards bring to the market this very well presented three bedroom detached house that is situated on the popular Savernake area of Aylesbury. The property will make an ideal family home and offers accommodation consisting of Lounge, dining room, conservatory, refitted kitchen, utility room, cloakroom, three bedrooms and family bathroom. Other benefits include enclosed rear garden backing on to open parkland, garage & driveway parking. An internal viewing comes highly recommended to truly appreciate everything this property has to offer.

£430,000

Fall Close, Aylesbury, Buckinghamshire. HP19 9XR

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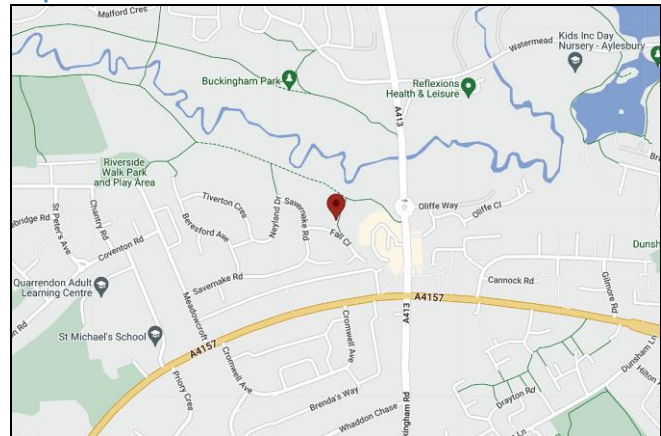
Rear Garden

There is an enclosed rear garden backing on to open parkland and offering a high degree of privacy. Laid mainly to paving and artificial lawn with gated side access.

Garage & Driveway Parking

There is a single garage located to the side of the property with direct access from utility room plus driveway parking in front for several vehicles.

Map



Council Tax Band

D (approximately £2244.06 per annum based on 2 adults residing at the property)

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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.