

hillyards.

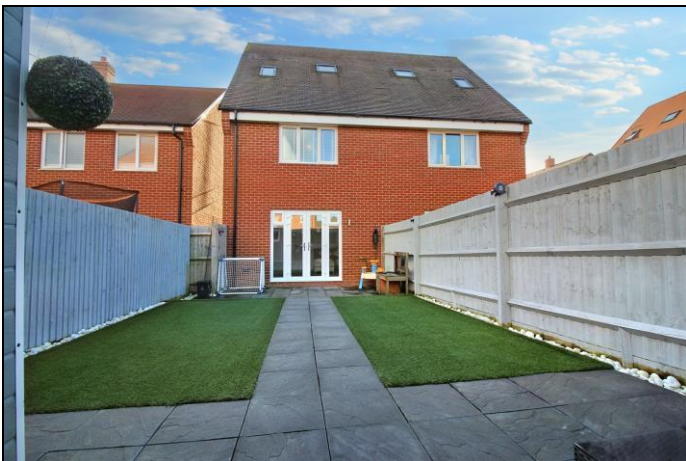


Hillyards Estate Agents are pleased to offer to the market this very well presented three bedroom semi-detached town house that is situated on the popular Berryfields area of Aylesbury. The property is located just half a mile from a main line railway station that offers a regular service to Central London as well as being close to local schools, shops and other helpful amenities. Accommodation consists of lounge, kitchen with integrated appliances and w/c to the ground floor with two bedrooms and bathroom to the first floor and master suite with en-suite & built-in wardrobes to the top floor. Other benefits include car port, additional parking space and enclosed rear garden. An internal viewing comes highly recommended.

£385,000

Woolbrock Close, Aylesbury, Buckinghamshire. HP18 1AN

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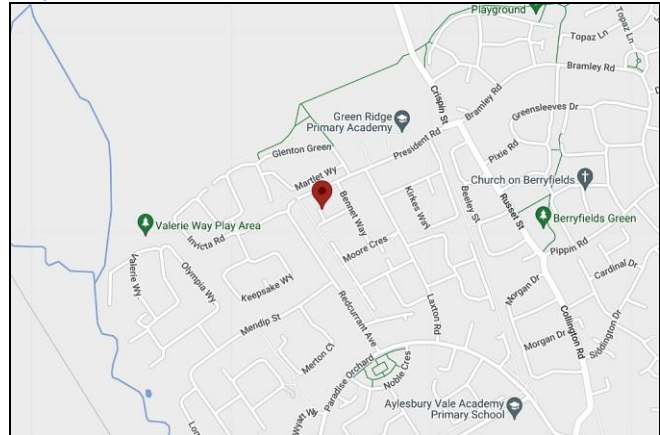
Rear Garden

There is an enclosed rear garden laid initially to patio with step up to artificial lawn and rear patio area. There is a storage shed and gated side access.

Allocated Parking

There is a car port located opposite that offers parking for one vehicle plus an additional space in front. **Please note the car port space is leasehold.**

Map



Council Tax Band

D (approximately £2156.81 per annum based on 2 adults residing at the property).

Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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: Not to scale, for illustrative purposes only.