

# hillyards.

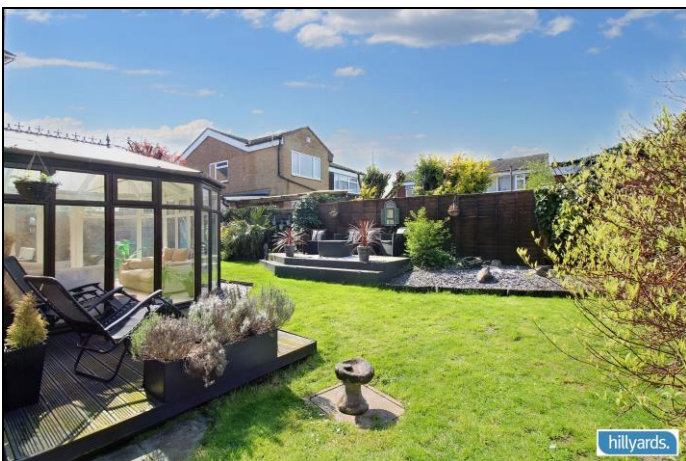


A substantial five bedroom detached town house situated in a cul-de-sac within easy reach of Aylesbury town centre. The property will make an ideal family home as it offers spacious & versatile accommodation over three floors as well as being situated close to excellent local schools. Accommodation consists of lounge, 20ft kitchen/diner, utility, cloakroom & conservatory to the ground floor, three bedrooms & bathroom to the middle floor and master bedroom, en-suite & another bedroom to the top floor. Other benefits include double garage, driveway parking and enclosed rear garden. An internal viewing comes highly recommended to truly appreciate everything this property has to offer.

**Offers in excess of £450,000**

Standing Place, Aylesbury, Buckinghamshire. HP20 2XR

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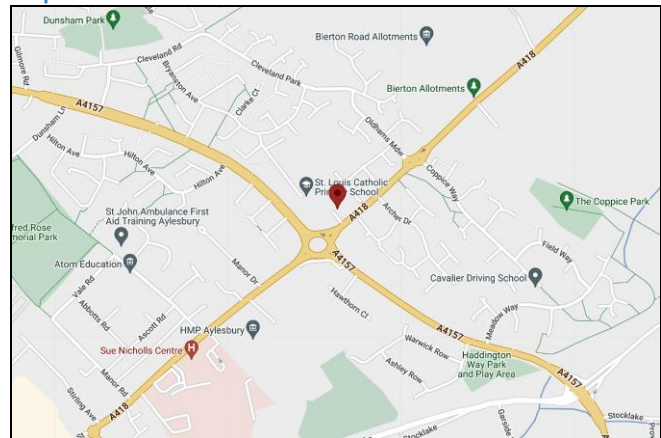
## Rear Garden

There is an enclosed rear garden offering a good degree of privacy laid mainly to lawn with decked areas and gated side access.

## Garage & Driveway

There is a double garage alongside the property with driveway parking in front for two vehicles.

## Map



## Council Tax Band

F (approximately £2918.00 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		77   C
55-68	D	66   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.