

hillyards.



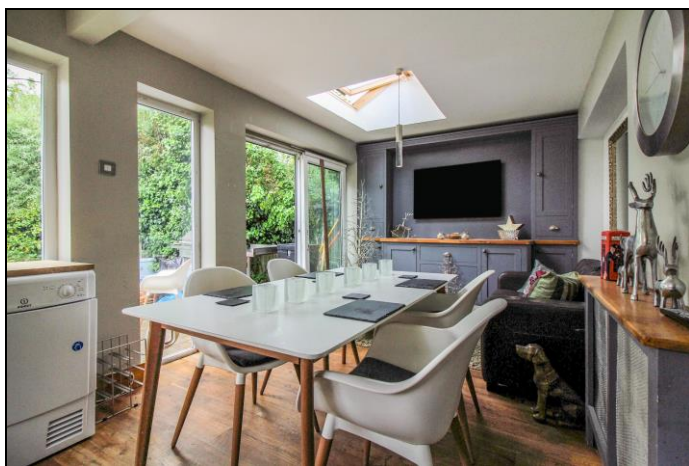
Scan for further info

- Development opportunity
- Potential for 5 bedroom house
- Sought-after location
- Extension work started
- Excellent school catchment
- Good size rear garden

£500,000

Walton Dene, Aylesbury, Buckinghamshire. HP21 7LQ

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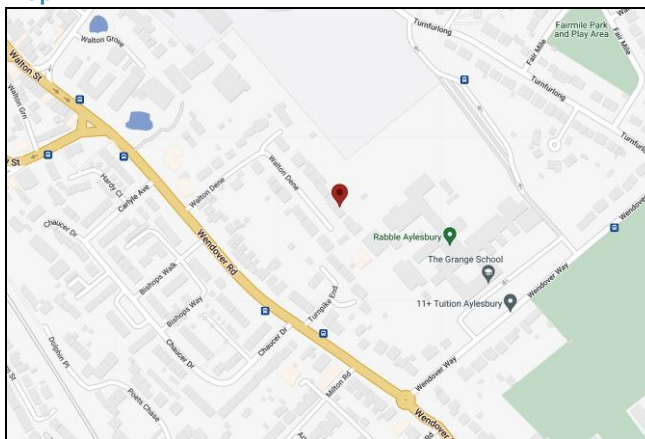
Rear Garden

There is a large rear garden offering a high degree of privacy, laid mainly to lawn with a variety of mature trees, shrubs and bushes.

Driveway Parking

There is driveway parking to the front of the property for several vehicles.

Map



Council Tax Band

E (approximately £2742.76 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 | | 74 C |
| 55-68 | D | 58 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.