



CLOSE TO TOWN / HOSPITAL *PARKING FOR 3 VEHICLES* This well presented 3 bedroom end of terrace house is located just a 15 minute walk to Aylesbury town centre and train station as well as being close to the Grammar schools, and William Harding school.

Accommodation comprises: entrance hall, downstairs WC, lounge, dining room, fitted kitchen, 3 bedrooms (2 good sized doubles), and family bathroom.

The property also benefits from a large rear garden, garage, block paved driveway, parking for 3 vehicles, UPVC double glazing and gas central heating.

Call us now to arrange a viewing.

One week holding deposit required to secure - £392.30

£1,700 Per Calendar Month

17 Carnation Way, Aylesbury, Buckinghamshire HP21 8TU

Lounge / dining room

15'5 x 15'3

Kitchen

9'1 x 8'5

Bedroom

12'1 x 9'1

Bedroom

9'11 x 8'9

Bedroom

9'4 x 6'2

Bathroom

6'9 x 6'2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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