

hillyards.



Hillyards are pleased to offer this recently constructed three bedroom detached house situated on the popular Berryfields area of Aylesbury. The property is situated just half a mile from a main line railway station that offers a service to central London in around an hour. The well presented accommodation consists of entrance hall, cloakroom/utility, lounge, kitchen/diner, three bedrooms with en-suite to master and family bathroom as well as garage with driveway parking and enclosed rear garden. We highly recommend and internal viewing.

£360,000

Brandy Street, Aylesbury, Buckinghamshire. HP18 0YN

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Accommodation

Entrance Hall

Lounge 16'5 x 11'11 (5.00m x 3.63m)

Kitchen/Diner 15'6 x 11'9 (4.72m x 3.58m)

Cloakroom/Utility 6'7 x 6'5 (2.01m x 1.96m)

Bedroom 11'9 x 9'1 (3.58m x 2.77m)

En-Suite Shower room

Bedroom 11'11 x 8'8 (3.63m x 2.64m)

Bedroom 7'8 x 7'4 (2.34m x 2.24m)

Bedroom 9'10 x 9'10 (3.00m x 3.00m)

Bathroom

Gardens

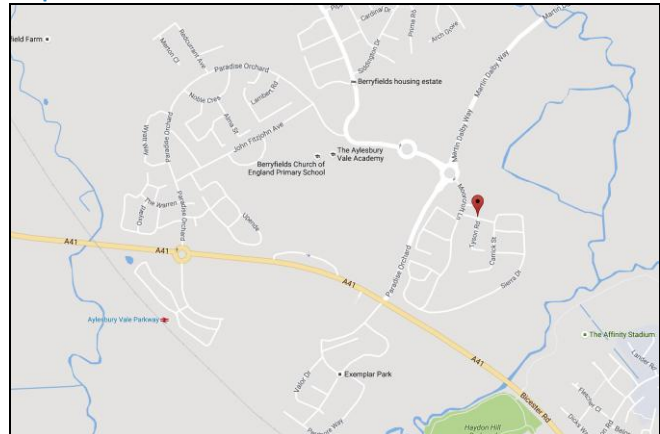
There is an enclosed rear garden laid mainly to lawn and offering a high degree of privacy with gated side access, rear decked area plus courtesy door to garage.

Garage & Parking

There is a single garage with power & light located to the side of the property with driveway parking in front.

Property Information

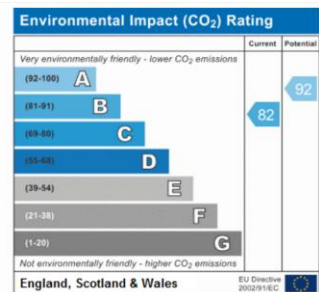
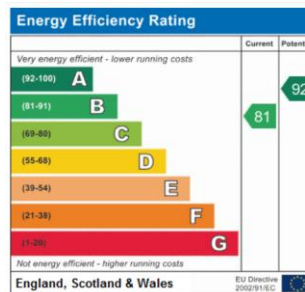
Map



Council Tax Band

E (approximately £1859.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



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.