



**NO UPPER CHAIN - GARAGE - CLOSE TO MAIN-LINE STATION - 360° VIRTUAL TOUR -** Hillyards are pleased to offer to the market this four bedroom family home situated on the popular Exemplar Park area of Aylesbury. The property is located just a short distance from a main-line railway station that offers a regular service direct to Central London. Accommodation consists of lounge/diner, fitted kitchen with integrated appliances, cloakroom, four bedrooms with en-suite to master & family bathroom. Other features include garage & driveway parking and enclosed rear garden offering a sunny aspect. The property benefits from having no upper chain and we highly recommend an internal viewing to truly appreciate everything this property has to offer.

£386,000 Freehold

21 Pershore Way, Aylesbury, Buckinghamshire HP18 0WN

## Lounge/Diner

16'8 x 16'4

## Kitchen

10'7 x 9'2

## Bedroom

13'7 x 10'10

## Bedroom

12'7 x 9'9

## Bedroom

9'7 x 8'0

## Bedroom

9'0 x 6'3



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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hillyards.