



Colney Road, Aylesbury

£1,900 Per Month





# Colney Road, Aylesbury

## DESCRIPTION

Located on the popular Berryfields development is this delightful four bedroom townhouse.

The property comprises; entrance hall, cloakroom, utility room, and downstairs bedroom/home office. Off the first floor landing is a lounge with Juliet balcony and kitchen/dining room. The second floor has three bedrooms with an en-suite to the main bedroom and family bathroom to complete the accommodation.

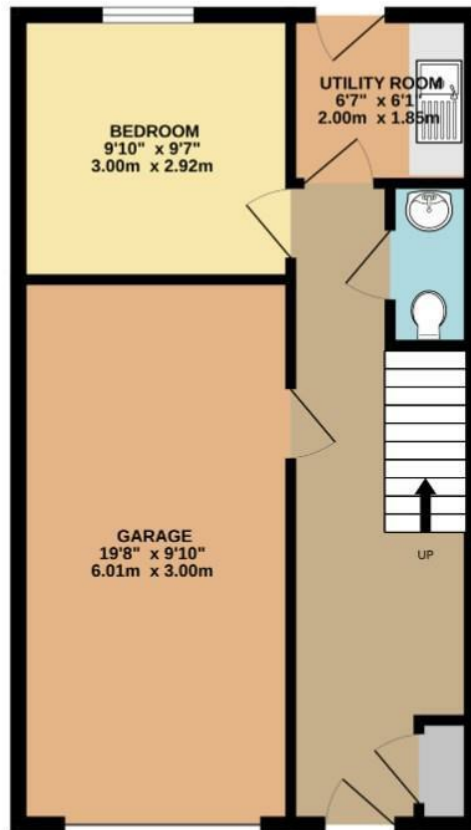
Outside there is an enclosed rear garden, garage and driveway parking.

Aylesbury is a historic market town and the county town of Buckinghamshire, with a mix of modern and historic architecture. It is home to a number of landmarks, including St Mary's Church, the County Museum at Aylesbury Grammar School, and the Waterside Theatre. The town also has a range of shopping and dining options.

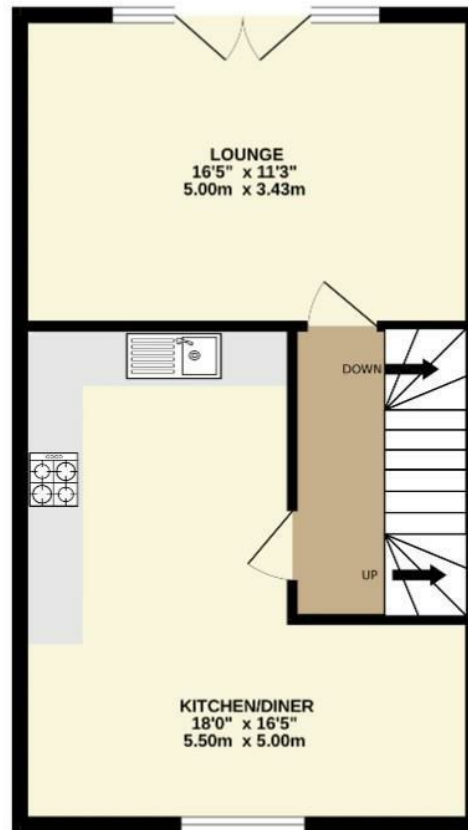




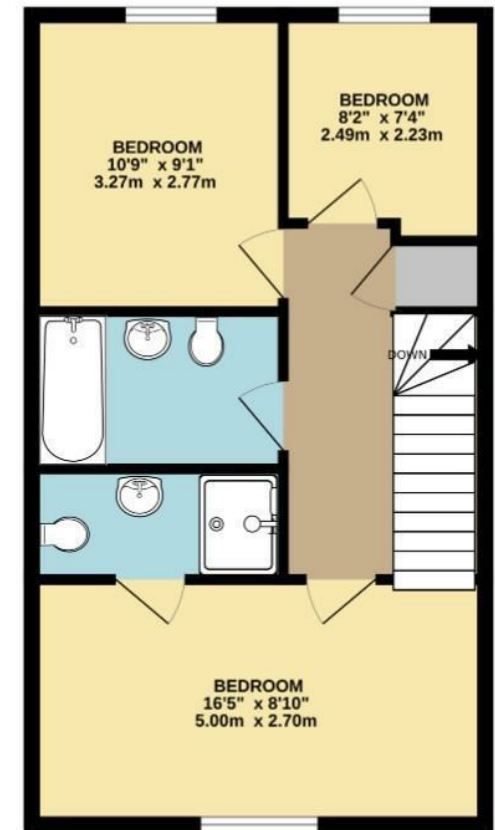
GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

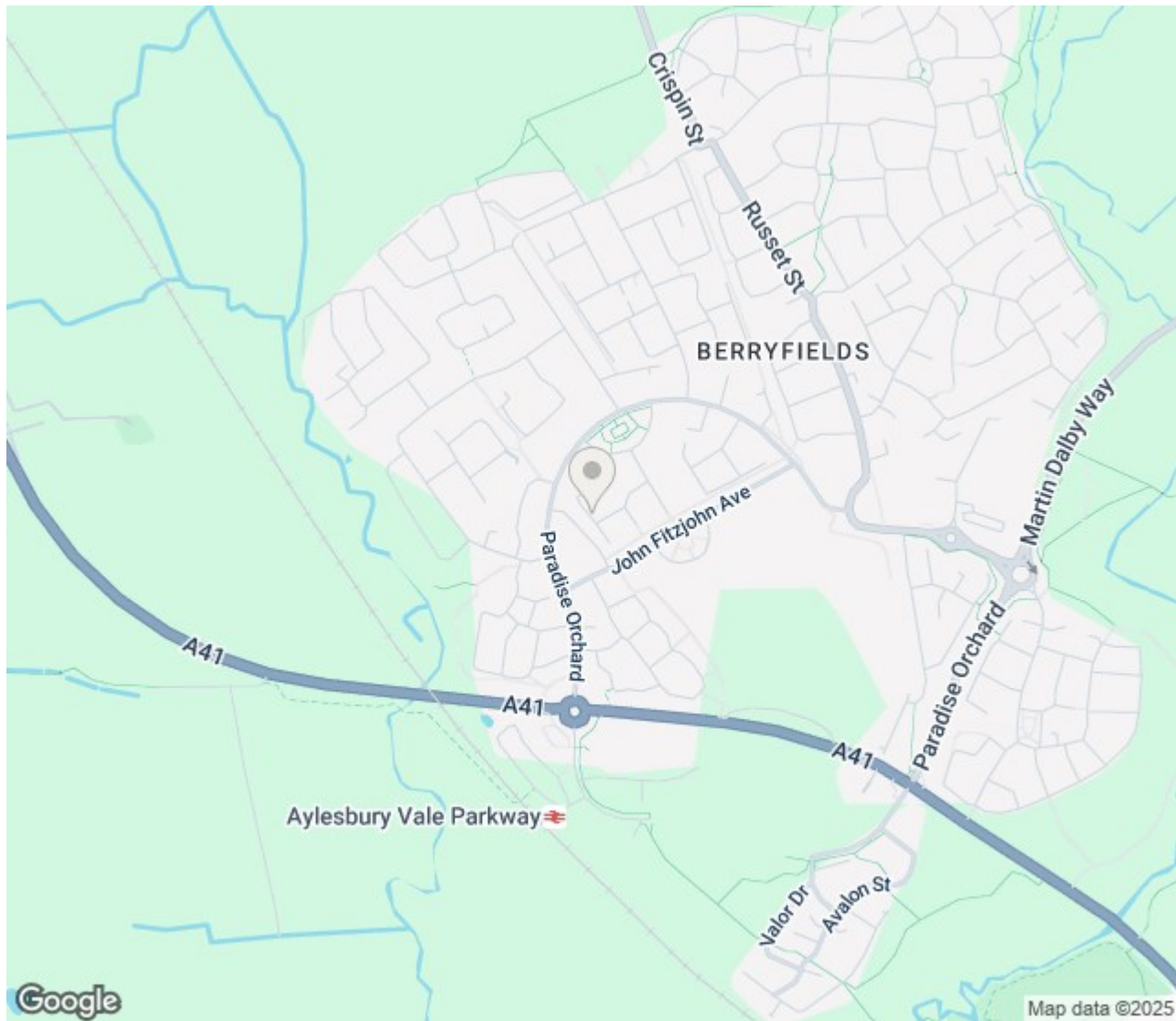


TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

