



## 50 LARK VALE

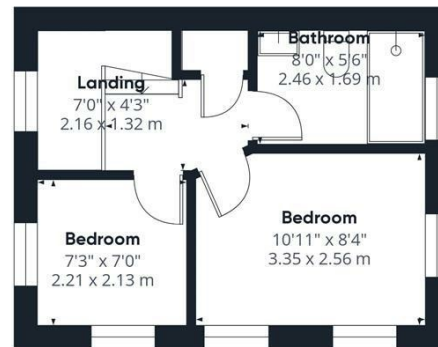
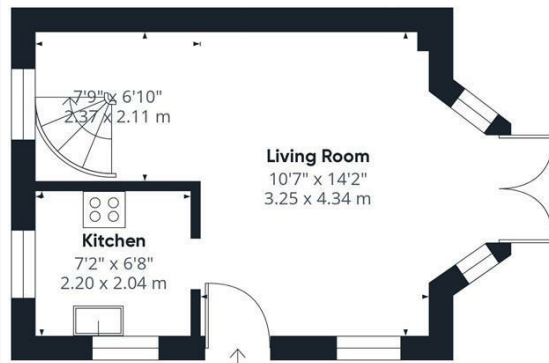
AYLESBURY, HP19 0YJ

**£335,000**  
**FREEHOLD**

\*\*\* NO UPPER CHAIN \*\*\* This two bedroom semi detached house is located in the sought after Watermead area. It offers a private garden, garage, and a driveway for convenient off street parking. Perfectly suited for those looking for a cozy, low maintenance home in a popular, well connected location.







| Approximate total area <sup>(b)</sup> |
|---------------------------------------|
| 636.47 ft <sup>2</sup>                |
| 59.13 m <sup>2</sup>                  |
| Reduced headroom                      |
| 18.32 ft <sup>2</sup>                 |
| 1.7 m <sup>2</sup>                    |

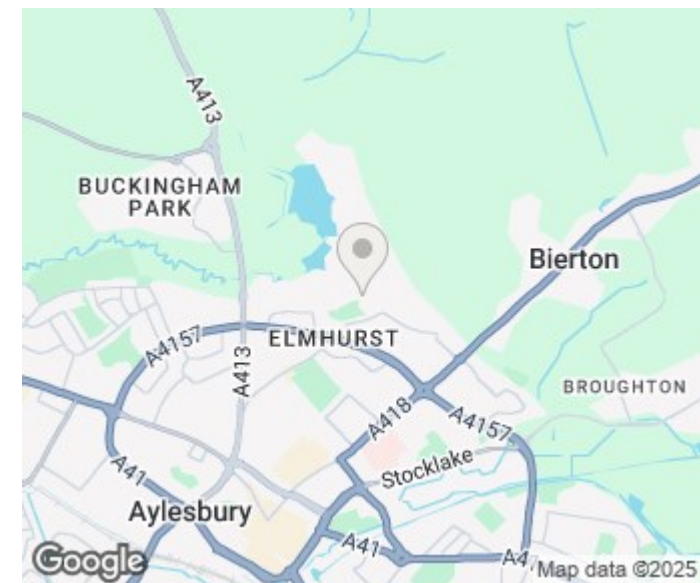
(1) Excluding balconies and terraces


Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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