

5 Bedroom
Detached Property
**INVESTMENT
OPPORTUNITY**

4 ST. JOHNS STREET, AYLESBURY HP20 1BS



£460,000

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LOCATION

Situated in the heart of Aylesbury town centre just a short walk from the London bound mainline train station which connects to London Marylebone in just under an hour. Aylesbury is situated between High Wycombe and Milton Keynes with good transport links to both. Well connected by road and rail Aylesbury is home to many commuters. As well having strong transport links the Garden Town of Aylesbury is surrounded by areas of outstanding beauty and is just a few miles from Combe Hill the highest viewpoint in the Chiltern Hills.

FEATURES

- POTENTIAL TO BE SPLIT INTO X3 SELF CONTAINED LIVING UNITS*
- IDEAL INVESTMENT OPPORTUNITY
- 5 BEDROOMS/THREE STOREYS
- NO ONWARD CHAIN
- CARPORT
- REAR ENCLOSED GARDEN

*SUBJECT TO NECESSARY PLANNING PERMISSION

The area benefits from many sought after and high achieving Schools, an array of recreational, leisure and shopping facilities. All of which helps to make Aylesbury an attractive proposition for property investors, and new and existing residents alike.

PROPERTY SUMMARY

An opportunity to acquire this spacious three-storey, five-bedroom detached property which undoubtedly holds immense potential, and offers the potential to be reconfigured into three separate dwellings, subject to the required planning permissions. Centrally located in Aylesbury, it offers versatile accommodation for possible development or restoration into a family home - which the property served as for many years.

The accommodation in brief, spread over three floors comprises;

GROUND FLOOR; *an open plan living and dining room, fitted kitchen, shower room and separate reception room/bedroom, door to rear garden.*

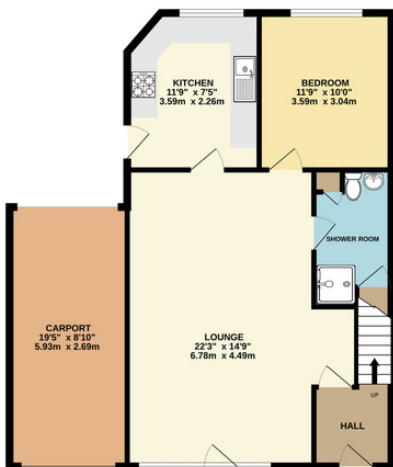
FIRST FLOOR; *accommodation comprises a large open plan living space, kitchen/dining room, Shower room and separate reception room/bedroom.*

SECOND FLOOR; *comprises three bedrooms, lobby area and bathroom.*

OUTSIDE; *there is an enclosed rear garden accessed via a carport.*

Carport parking.

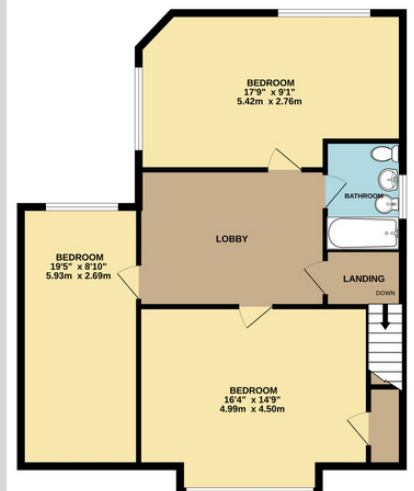
GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



1ST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



2ND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 2579 sq.ft. (239.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

