

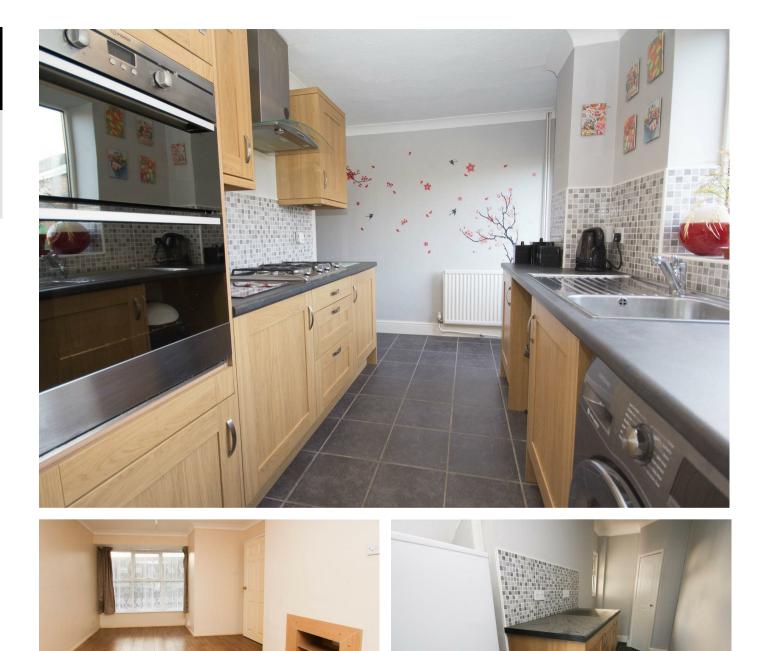
32 Bardon Green

| Aylesbury | Buckinghamshire | HP20 2EQ

NEW INSTRUCTION!!!! Williams are delighted to present a three bedroom family home situated on Elmhurst close to the town centre and Aylesbury Rail Station. The property consists of a spacious lounge area , kitchen with all white goods included and separate utility room, three double bedrooms, family bathroom and a large garden with shed storage space. Available17th August 2024.

Per month £1,500 Per month

- Three Bedrooms
- Large Garden with a Shed
- Pets Considered!!
- Family BathroomUtility Room
- Newly Refurbished Throughout!



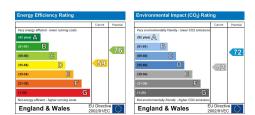












Current Potential officient - lower running costs	
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Total area: approx. 77.7 sq. metres (836.6 sq. feet)





Approx. 40.3 sq. metres (434.2 sq. feet) Bathroom 1.46m x 3.03m (4'9" x 9'11") Landing Bedroom 1 3.92m x 2.96m (12'10" x 9'9")

> 2.96m x 3.38m (9'9" x 11'1")

First Floor

Total area: approx. 77.7 sq. metres (836.6 sq. feet)



Williams Properties 8-10 Temple Street Aylesbury

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For clarification, we wish to inform perspective 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 are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.