

Woodholls



Ballard Close, Aylesbury, HP21 9UY
Asking price £725,000

This lovely five bedroom, four bathroom detached family residence has been carefully extended in order to flow wonderfully as one family home or it can be easily converted to accommodate a self contained annex.

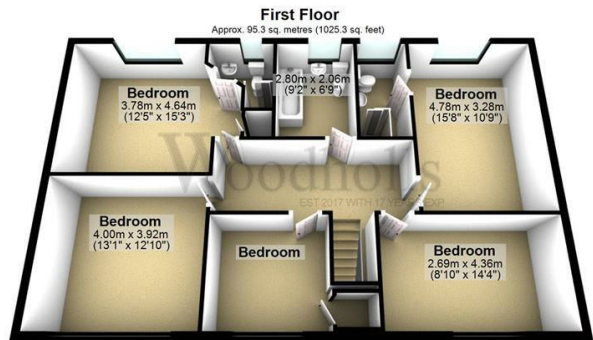
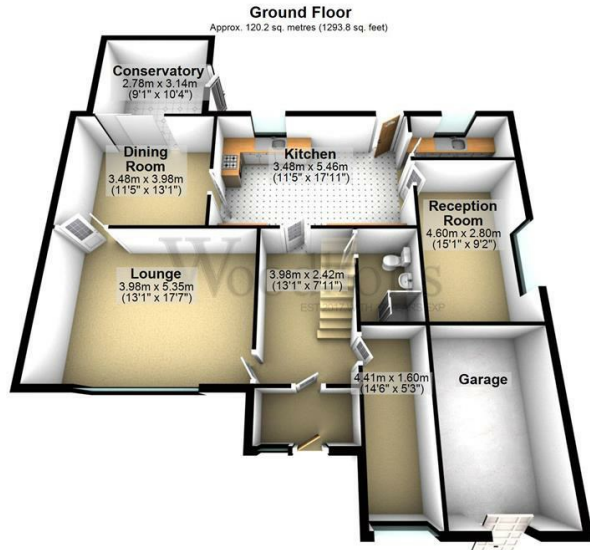
With Ample parking to the front and a large private rear garden.

Situated on the south side of Aylesbury Town and offers catchment to great schools.

The accommodation comprises a large lounge with doors leading to the dining area and conservatory, Large fully fitted kitchen, utility room, 2nd additional reception room or snug, home office, five bedroom, four bathrooms (two ensuites and one on the ground floor) and a garage.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

Telephone: 01296 433 393 Email: info@woodholls.co.uk Website: www.woodholls.co.uk



Total area: approx. 215.5 sq. metres (2319.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
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