

Woodholls



The Warren, Aylesbury, HP18 0FL **Asking price £360,000**

A truly lovely detached family residence situated in a quiet road just a few minutes walk for the mainline train station bringing London to you within the hour. The property features above standard fixtures throughout and includes off street parking as well as a garage.

The accommodation comprises a fantastic kitchen diner with patio doors leading to private garden, large lounge also with patio doors to the garden, ground floor w/c., family bathroom, three bedrooms and en-suite shower room to master bedroom.

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

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



Outbuilding
Approx. 13.7 sq. metres (147.5 sq. feet)



Ground Floor
Approx. 54.4 sq. metres (585.9 sq. feet)



First Floor
Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 122.3 sq. metres (1316.4 sq. feet)



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