

Woodholls



The Pastures, Aylesbury, HP20 1XL **Guide price £335,000**

This Lovely three bedroom house is located at the end of a very quiet Cul-de-sac and overlooks open green land.

The property has been upgraded by the current owners to include a new kitchen, new flooring, very clever storage units and new conservatory roof.

Situated just a short drive to the Town Centre and Stocklake business centre.

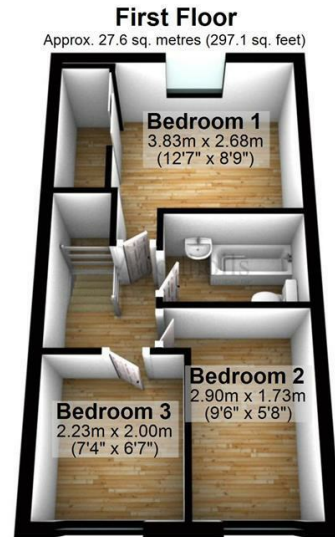
The accommodation comprises an open-plan lounge/diner leading through to the new kitchen, Large conservatory, Three bedrooms (master with fitted wardrobes) and a family bathroom. To the rear is a lovely decked area, AstroTurf lawn and side access.

The property further benefits from ample parking with 2 allocated spaces, a garage and parking in front of the garage.

The children have plenty of room to safely play just outside the front door of your new home!

44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

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



Total area: approx. 67.3 sq. metres (724.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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		88
(81-91) B		
(69-80) C	72	
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