

Woodholls



Madeley Road, Aylesbury, HP21 8BP **Auction Guide £435,000**

'For Sale by Online Auction, Starting Bid of £435,000, Terms and Conditions Apply'.

This lovely four bedroom detached house with double garage is located in Aylesbury Town Centre and just a short walk from the train station. The accommodation comprises a very handy entrance hallway with a tiled floor, w/c, utility area and cloakroom. the large lounge opens onto the conservatory with a separate dining area which works well as a home office. a fully fitted solid wood kitchen.

The first floor holds the four bedrooms and family bathroom.

Boarded loft for additional storage.

The garden is arranged in 3 separate areas which is very handy for those with dogs.

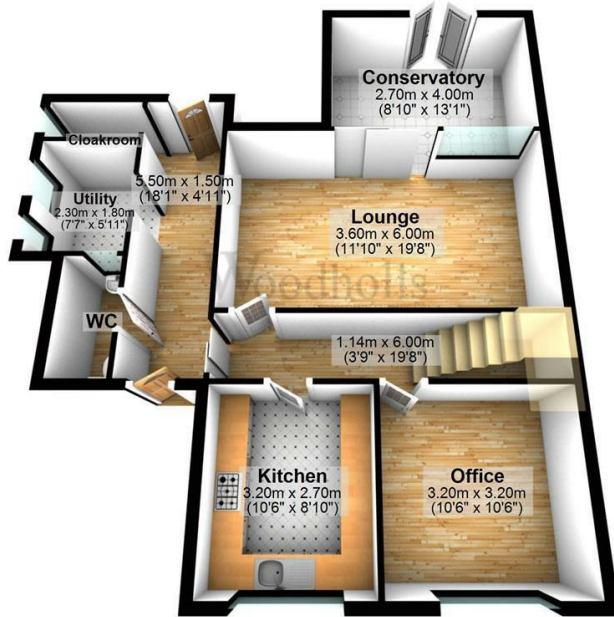
44 Buckingham Street, Aylesbury, Bucks, HP20 2LL

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



Ground Floor

Approx. 76.9 sq. metres (828.0 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.8 sq. feet)



Total area: approx. 132.6 sq. metres (1427.7 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		
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