



Michael
ANTHONY

15 Yardley Green Aylesbury

£260,000 Freehold

A three bedroom staggered terrace family home in a walkway position on the popular Elmhurst development. The property boasts a large lounge/diner, kitchen, downstairs cloakroom, three double bedrooms, family bathroom, gardens to the front and rear and garage and parking directly to the rear. Local shops and schools are within walking distance and the Alfred Rose Park is nearby. The town centre is a short stroll with the Mainline station connecting to Marlybone London in 55 minutes .

15 Yardley Green

Aylesbury
Buckinghamshire
HP20 2HE

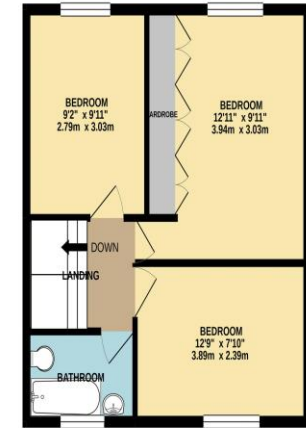
- ELMHURST
- NO UPPER CHAIN
- THREE DOUBLE BEDROOMS
- GARDENS
- GARAGE AND PARKING
- DOWNSTAIRS CLOAKROOM
- WALKING DISTANCE TO LOCAL SCHOOLS
- WALK TO ALFRED ROSE PARK
- WALK TO TOWN CENTRE



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan (020)

Michael Anthony Estate Agents 54 Kingsbury Aylesbury Buckinghamshire HP20 2JE
Tel: 01296 433666 Email: aylesbury@michaelanthony.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

