



**Michael**  
**ANTHONY**

32 Allonby Way Cumberland Park

**£675,000** Freehold

A fantastic chance to purchase a spacious family home on the highly sought after Cumberland Park development, close to Turnfurlong School, the A41 and all the benefits of being on the Southside of Aylesbury. The property is situated in a quiet cul de sac location, on a very generous plot with great potential to extend further STPP. Accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, conservatory, four double bedrooms, four piece bathroom suite, front garden with block paved driveway for several cars, double garage, large, mature, enclosed rear garden. A great forever family home in this popular location.

# 32 Allonby Way

Cumberland Park  
Aylesbury  
Buckinghamshire  
HP21 7JA

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER CUMBERLAND PARK LOCATION
- DOUBLE GARAGE
- THREE RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- LARGE GARDEN TO REAR
- GREAT POTENTIAL TO EXTEND STPP
- EASY ACCESS TO A41
- Council Tax Band: F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



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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

