



Michael
ANTHONY

3 Wiseman Close Hawklade

£525,000 Freehold

An excellent opportunity to purchase a four-bedroom detached family home located on the ever-popular Hawklade development close to good schooling, local amenities, and Stoke Mandeville station. Property comprises; entrance hallway, spacious lounge, modern kitchen/diner, utility room, cloakroom, upstairs you have main bedroom with en suite, three further bedrooms and family bathroom. The property also benefits from garage with electric door, driveway for two vehicles, and a fully boarded loft with wooden fold down ladder. Call 01296 433666 for more information or to book a viewing.

3 Wiseman Close

Hawklade
Aylesbury
Buckinghamshire
HP21 9FF

- 360 VIRTUAL TOUR
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY
- FULLY BOARDED LOFT
- HAWKSLADE DEVELOPMENT
- DETACHED
- MAIN BEDROOM WITH EN SUITE
- CUL-DE-SAC LOCATION
- SOUTHSIDE
- Council Tax Band: E

NOTE: Maintenance charge: £200 per annum.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	84	84
(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	
www.epc4u.com		



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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

