



**Michael**  
**ANTHONY**

2 Ryans Path Buckingham Park

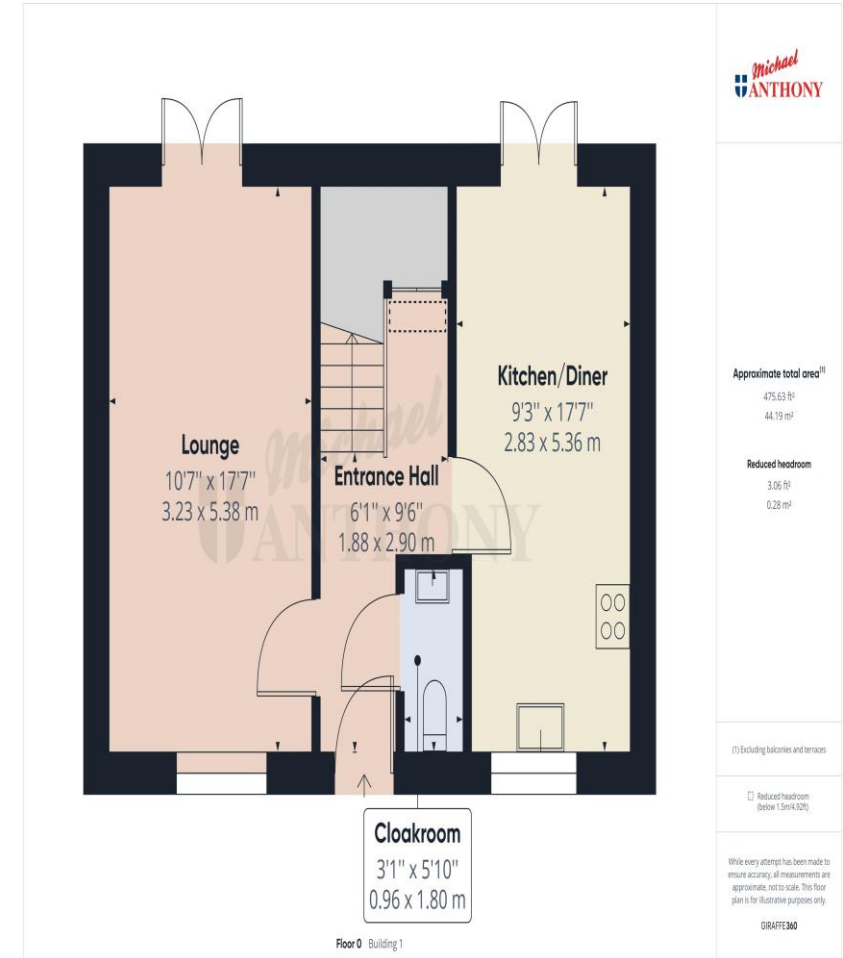
**£475,000** Freehold

**\*\*360 Virtual Tour\*\*** Michael Anthony are pleased to offer this spacious family home set in a quiet location on the popular Buckingham Park development. The property is a short walk to the village centre with shops and is close to the primary school. This excellent home benefits from five good size bedrooms, a large lounge and kitchen/diner. It also has a downstairs cloakroom, family bathroom and en-suite. Outside there is a south facing rear garden with access to the garage which has parking. This property will make an fantastic family home in a great area so please call us today to arrange a viewing.

# 2 Ryans Path

Buckingham Park  
Aylesbury  
Buckinghamshire  
HP19 9SG

- POPULAR BUCKINGHAM PARK DEVELOPMENT
- DETACHED FAMILY HOME
- FIVE BEDROOMS
- CLOSE TO VILLAGE CENTRE
- LARGE LOUNGE
- KITCHEN/DINER
- CLOAKROOM
- ENSUITE & FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- Council Tax Band:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	79   C	
55-68	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