



**Michael**  
**ANTHONY**

28 Abbots Road Town Centre

**£460,000** Freehold

Michael Anthony are pleased to present this deceptively spacious 3 bedroom bungalow located within easy reach of the town centre. The property comprises entrance hall, three double bedrooms, en-suite to master, lounge/diner, bathroom and a kitchen extension to the rear of the property. The property benefits from a private enclosed rear garden and is completed by a driveway to the front of the property for multiple cars.

# 28 Abbots Road

Town Centre  
Aylesbury  
Buckinghamshire  
HP20 1HY

- 360 VIRTUAL TOUR
- BUNGALOW
- DETACHED
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EN-SUITE TO MASTER
- LOUNGE/DINER
- WALKING DISTANCE TO TOWN CENTRE
- Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   c
55-68	D	56   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