sterling S select homes

4 2 2

Aylesbury

OFFERS IN EXCESS OF £400,000



Temptation comes in many forms...

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Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

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Aylesbury

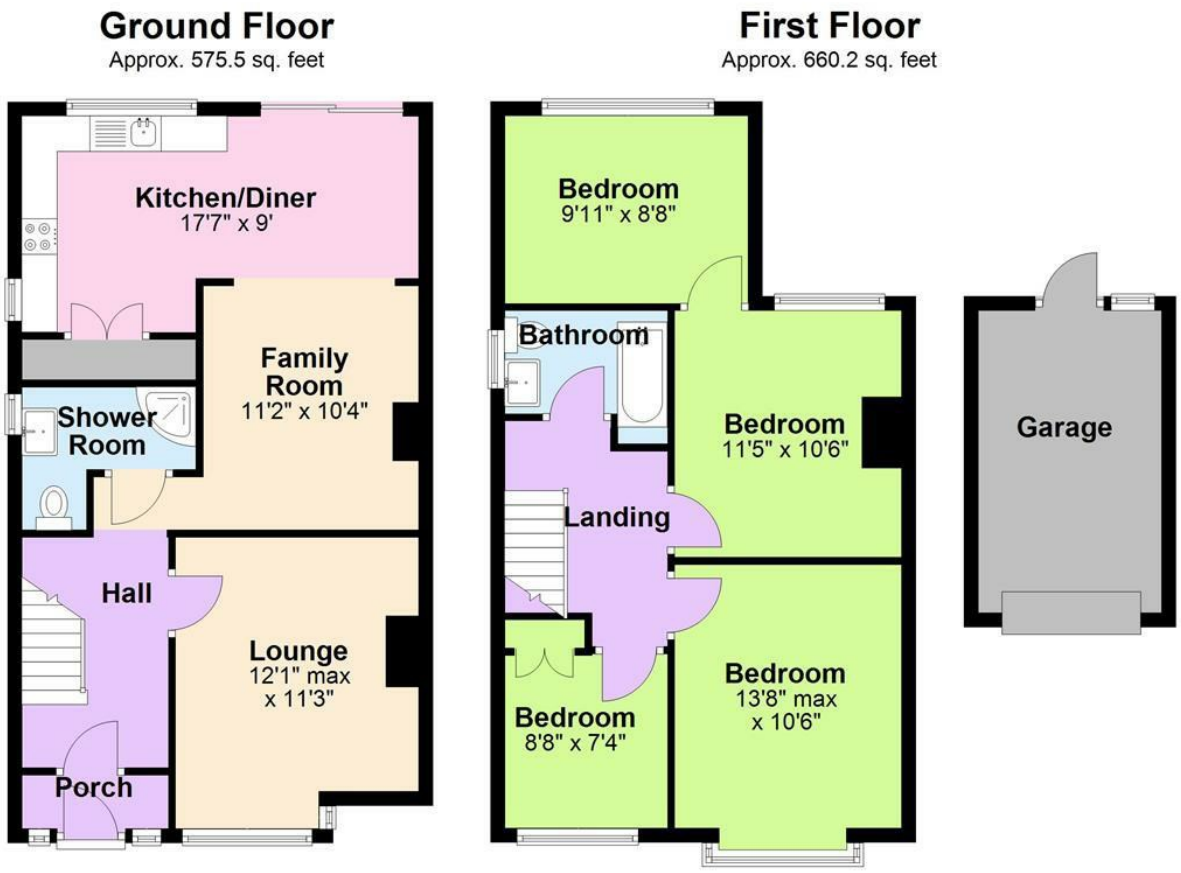
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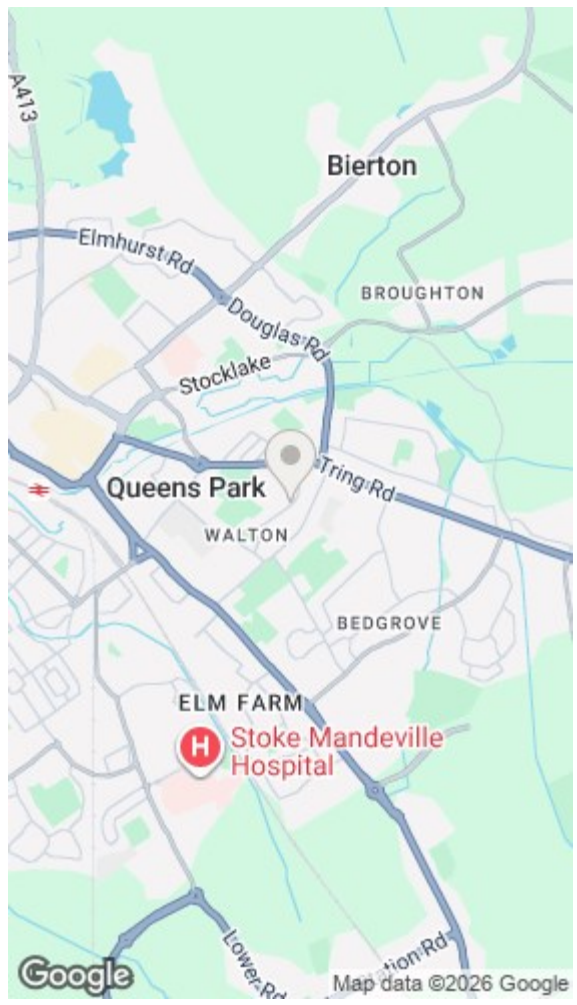
Positioned on a highly sought after road on the favoured southside of Aylesbury and offered for sale with no upper chain. A delightful 1930's family home which has been extended to provide two reception rooms in addition to an open plan kitchen/dining room, 2 bathrooms, 4 bedrooms and private garden with large detached garage and driveway for 2 cars to the rear.

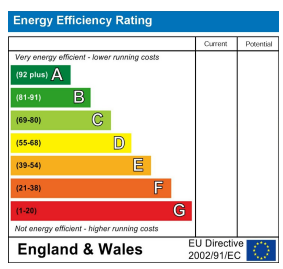


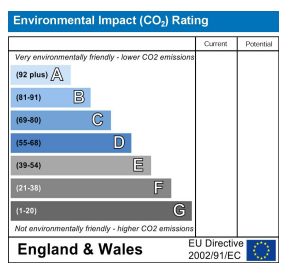
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Total area: approx. 1235.6 sq. feet







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A rarely available 1930's semi detached home with a detached garage to the rear and driveway.





The Location
Aylesbury is a market town in Buckinghamshire. The town centre is a short bus journey away, where you'll find with a variety of shops, cafes and the Waterside Theatre. For a change of scenery, Whipsnade Zoo, Wendover Woods & Ashridge are all close by. Your home will be close to the A41 which connects you to the M25. Aylesbury Train Station is nearby where you can reach London in just under an hour

Enjoy being part of a thriving new community on the sought after south side of Aylesbury, you'll be well connected with easy access to the town centre & train station.

Education In The Area
Aylesbury is renowned for its superb Grammar Schools which, alongside The Grange secondary school are a short walk from this property. The property is also in easy walking distance to Turnfurlong junior school, Broughton School and Bedgrove just a little further away.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.





