

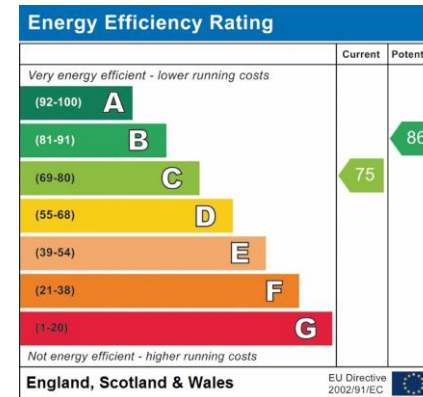


A large and superbly presented FOUR bed semi close to the centre of AYLESBURY with three receptions, kitchen that must be seen and large gardens

**Superb  
Family semi  
Must View**



**FREEHOLD PRICE GUIDE £350,000**



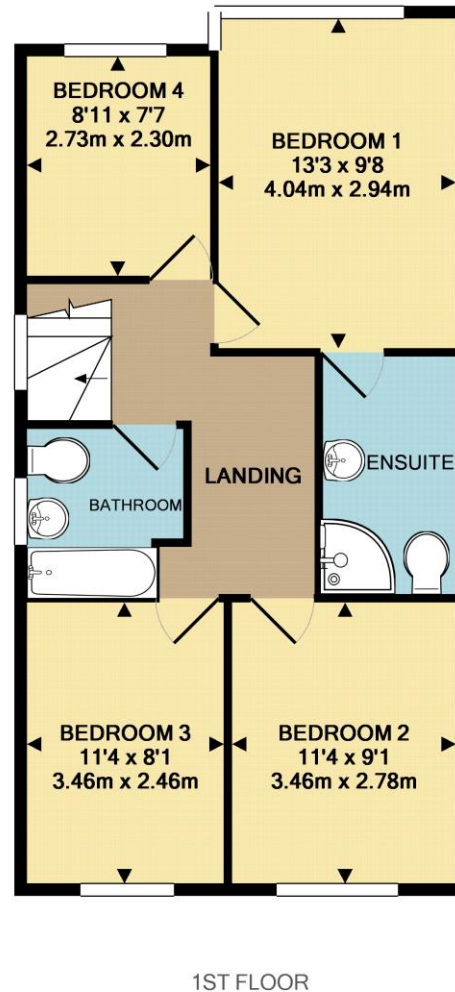
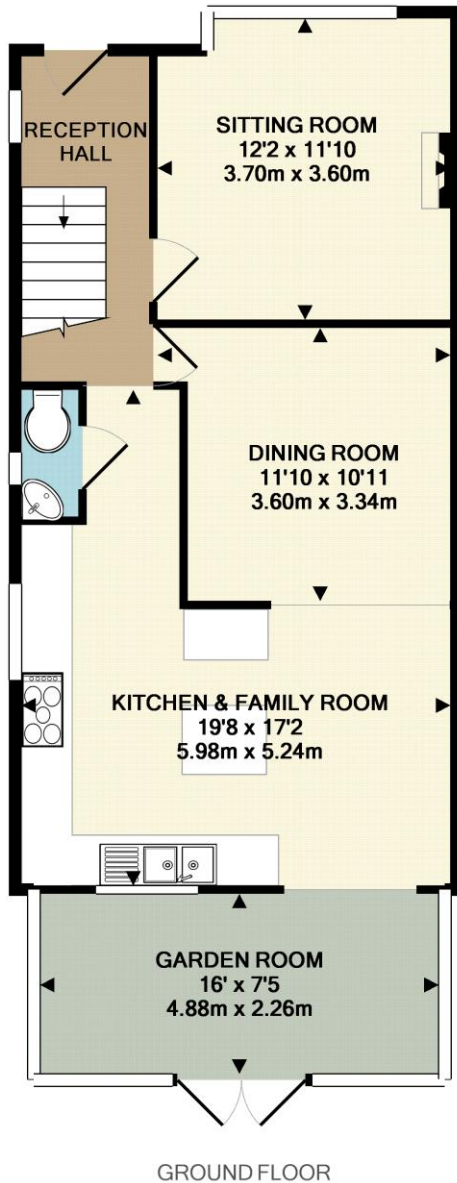
**A four bed semi offered in superb condition in a location close to the centre of AYLESBURY. The property has been extended and offers spacious rooms including a large kitchen / family room and large garden room. There is a luxury en suite & family bathroom.**

**AYLESBURY** is the county town of Buckinghamshire and offers a wide range of shopping, schooling and recreational facilities including two modern shopping centres, theatre complex, new cinema complex and two mainline railway stations.

The interior of the property comprises of the following, all measurements are approximate.

**\* SUPERBLY PRESENTED FAMILY HOME \*  
 EXTENDED TO PROVIDE FOUR BEDROOMS  
 \* DOUBLE GLAZING & GAS HEATING 8  
 RECEPTION HALL & CLOAKROOM \*  
 LOUNGE AND SEPARATE DINING ROOM \*  
 LARGE KITCHEN / FAMILY ROOM \*  
 GARDEN ROOM \* FOUR BEDROOMS \*  
 FAMILY BATHROOM AND EN SUITE WITH  
 WHITE SUITE \* ENCLOSED FRONT  
 GARDENS \* LARGE AND PRIVATE REAR  
 GARDENS \* PRIVATE GATED DRIVEWAY  
 WITH PARKING AT REAR \* CALL NOW FOR  
 FULL DETAILS \***





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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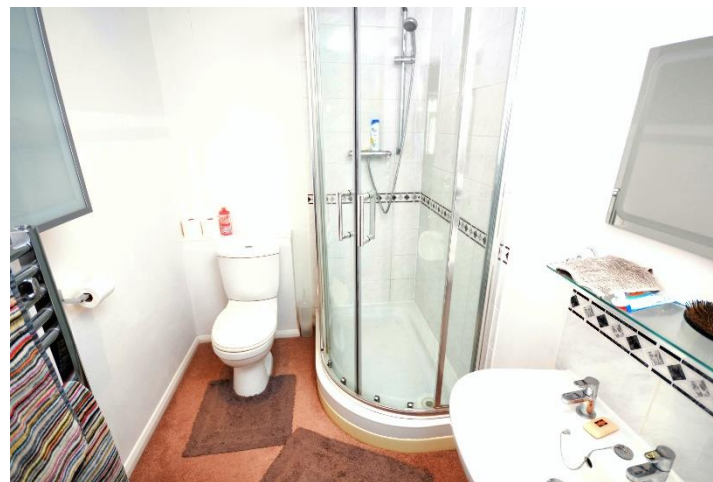
**VIEWING** Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property.

**None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor.**

**None of the appliances in the property have been tested.**

**NOTICE** Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** offices at Aylesbury & Thame. RS/BM/10606

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