



6 Cubbfield, Aylesbury, Buckinghamshire, HP19 7SH

A large extended family home with 3 beds set on the Southern side of Aylesbury – Large rooms and Must be viewed

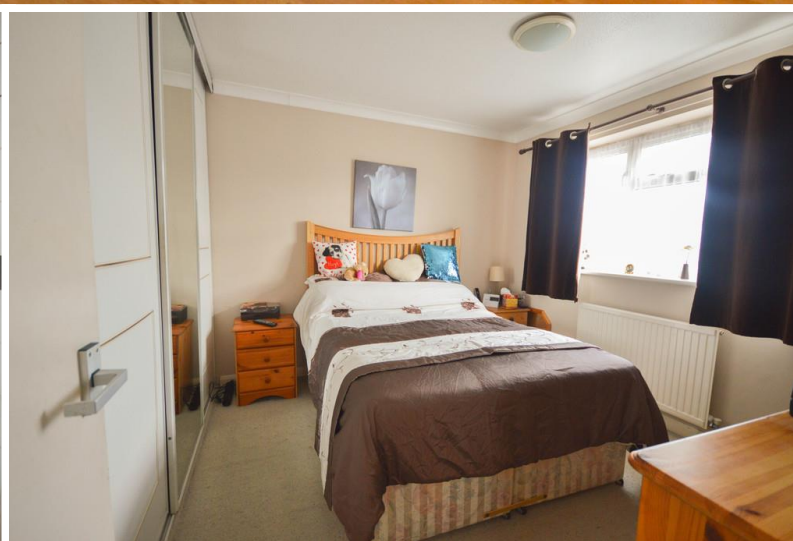


6 Cubbfield
Aylesbury, HP19 7SH

Price Guide
£330,000

Overview

- Large extended home
- Reception Hall
- Lounge & Large Family Room
- Kitchen & Dining Room
- landing
- Three Family Bedrooms
- Bathroom
- Parking at front
- Garage
- Rear Gardens
- Call now to view





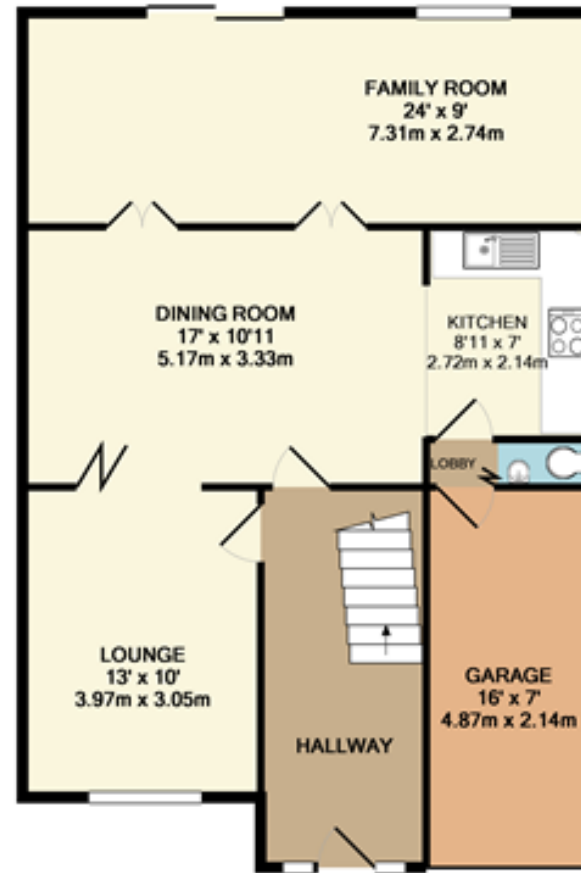


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	72
England & Wales	EU Directive 2002/91/EC	

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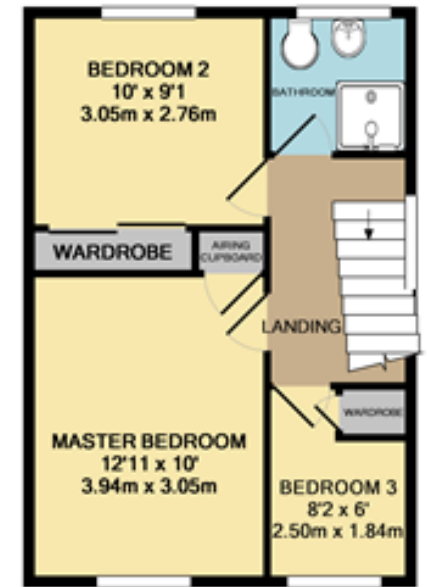
www.martinkemps.com



GROUND FLOOR
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1214 SQ.FT. (112.8 SQ.M.)

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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1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M822