



20 Camborne Avenue, Aylesbury, Bucks. HP21 7PF

A superbly presented detached family home with well proportioned accommodation and a self contained annexe.





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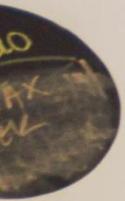
A four bedroom detached family home with a further bedroom in a self contained annexe.

**Guide Price:**     **£699,999**

### Overview

- Reception hall
- Cloakroom
- Large lounge
- Modern kitchen/breakfast room
- Utility room
- Four good sized bedrooms
- Spacious family bathroom
- Annexe with lounge to rear, kitchen diner, double bedroom & modern shower room
- Gas central heating
- Double glazing
- 60ft rear garden
- Garage
- Parking for several cars







Total area: approx. 204.7 sq. metres (2203.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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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

