



## 9 Owl Close, Aylesbury, Bucks. HP19 0UL

A well decorated and maintained three bedroom extended home situated on the very popular Watermead development.

Guide Price of **£335,000**



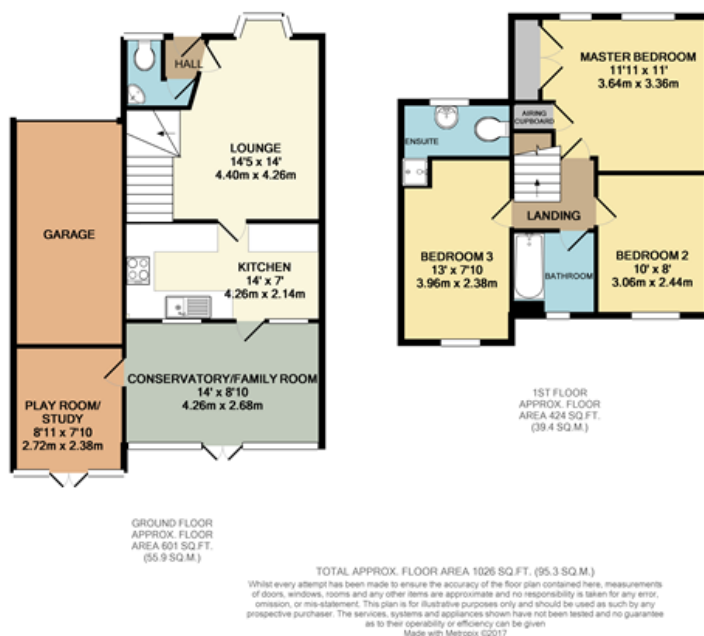
# 9 Owl Close, Aylesbury, Bucks. HP19 0UL

A three bedroom extended home with garage and drive.



## Overview

- Extended home
- End Terrace
- Three double bedrooms
- One bedroom with en-suite
- Family bathroom
- Large conservatory/dining room
- Play room
- Landscaped garden
- Off road parking
- Garage



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

26 Temple Street, Aylesbury,  
Buckinghamshire, HP20 2RQ  
T: 01296 422171  
E: aylesbury@martinkemps.com  
www.martinkemps.com

55 North Street, Thame,  
Oxfordshire, OX9 3BH  
T: 01844 260909  
E: thame@martinkemps.com

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