



Anton Way, Hawkslade AYLESBURY HP21 9LT

welcome to

Anton Way, Hawkslade AYLESBURY

Brown & Merry are pleased to offer for sale this extended family home being situated within the popular Hawkslade development and an internal viewing is highly recommended to fully appreciate this property. The property features entrance hall, living room, dining room, family room with access to ground floor bathroom, kitchen/breakfast room, three first floor bedrooms, first floor shower room, rear garden, driveway and garage.



Accommodation Comprises:

Entrance Porch & Hallway

Living Room

Dining Room

Family Room

Ground Floor Bathroom

Kitchen/Breakfast Room

First Floor & Landing

Master Bedroom

Bedroom Two

Bedroom Three

Shower Room

Outside

Rear Garden

Driveway & Garage

Agent Note

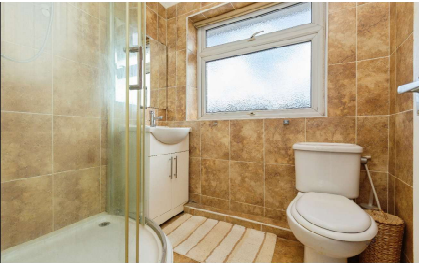
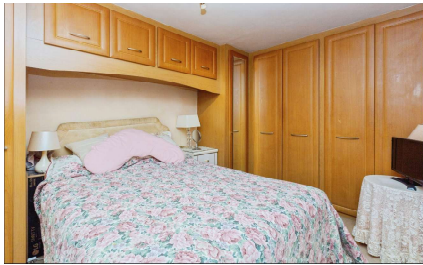
"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor

First Floor

Total floor area 145.1 m² (1,562 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Anton Way, Hawkslade AYLESBURY

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM & FIRST FLOOR SHOWER ROOM
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114015 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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