



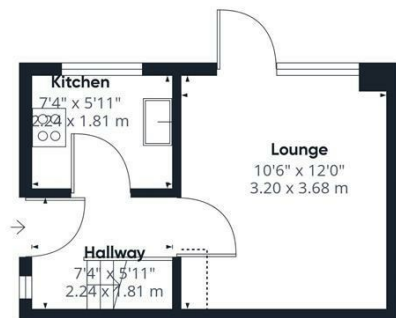
## 10 MEADOW WAY

AYLESBURY, HP20 1XS

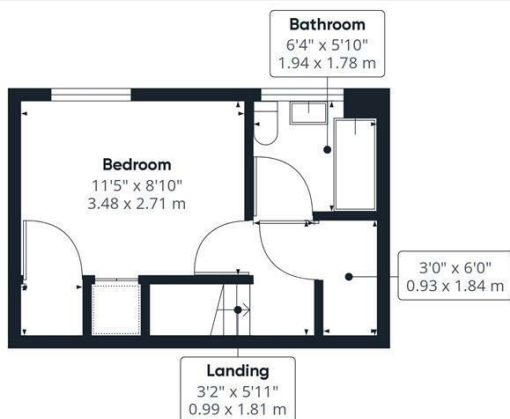
**£249,950**  
**FREEHOLD**

A rare opportunity to acquire a well presented, NEWLY REFURBISHED, ONE BEDROOM HOUSE on a large plot with potential for development having previously had FULL PLANNING PERMISSION granted (now lapsed) to extend 2 storeys & convert to 2 separate dwellings. GATED DRIVEWAY. REFITTED KITCHEN. CHAIN FREE.





Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**

400.01 ft<sup>2</sup>  
37.16 m<sup>2</sup>

**Reduced headroom**

3.83 ft<sup>2</sup>  
0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

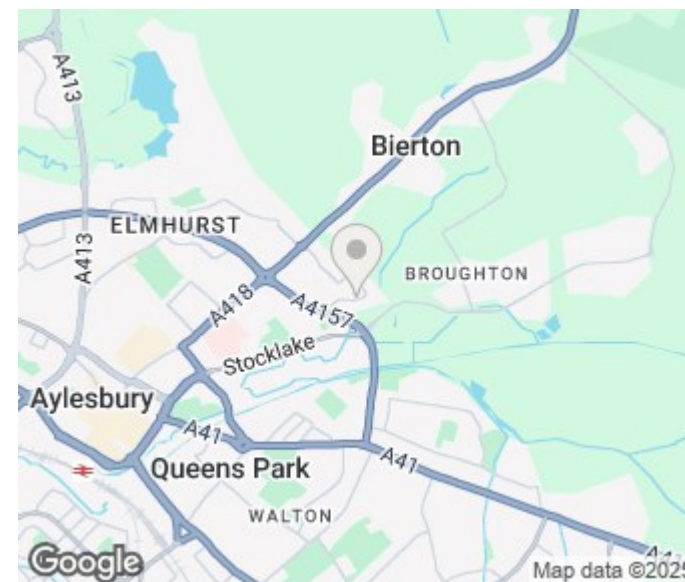
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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