

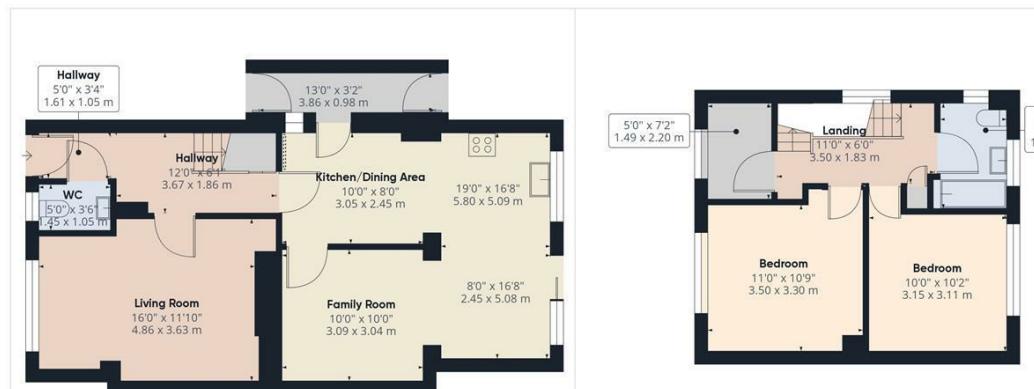


24 BARNSBURY AVENUE AYLESBURY, HP20 1NL

**£485,000
FREEHOLD**

This property has been EXTENDED to the front and rear and has a DORMER LOFT CONVERSION which provides a main bedroom with en suite. Located on the popular BROUGHTON estate this home benefits from: Open plan kitchen/diner - Good size rear garden - WALKING DISTANCE TO GRAMMAR AND HIGH SCHOOLS





Approximate total area⁽¹⁾

1313.3 ft²
122.01 m²

Reduced headroom
91.82 ft²
8.53 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		74
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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