

hillyards.

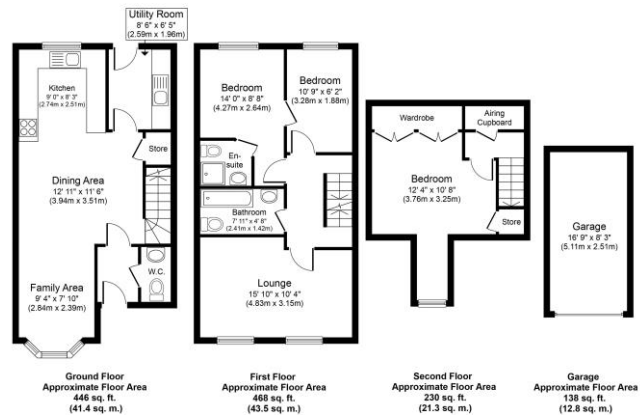


Hillyards are pleased to bring to the market this very well-presented town house that is located on the popular Hampden Hall development. The property is located within walking distance to a main-line station and falls into the catchment area for the sought-after John Colet School in Wendover. The versatile accommodation is spread over three floors and consists of open plan kitchen/dining area/family room, utility room and w/c to the ground floor. Lounge, two bedrooms, en-suite and family bathroom to the 1st floor and bedroom to the top floor. Other benefits include garage with parking, southerly facing rear garden and no upper chain.

£399,950

Whitebeam Close, Weston Turville, Buckinghamshire. HP22 5YE

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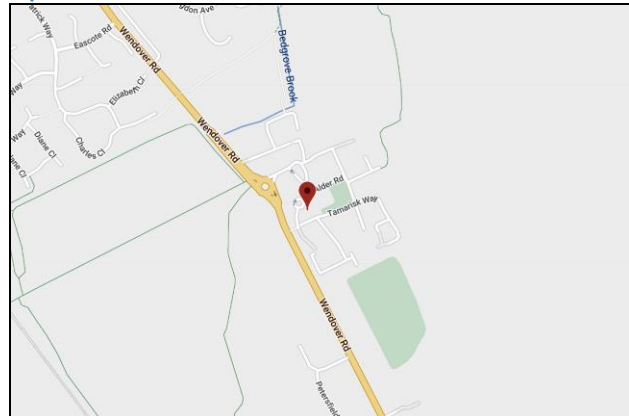
Rear Garden - 37'0 x 16'0 (approx)

There is an enclosed sunny aspect rear garden laid mainly to lawn with initial patio area there is gated side access to garage & parking.

Garage & Parking

There is single garage located in a block adjacent to the property with power & light plus parking in front for one vehicle. The garage is leasehold.

Map



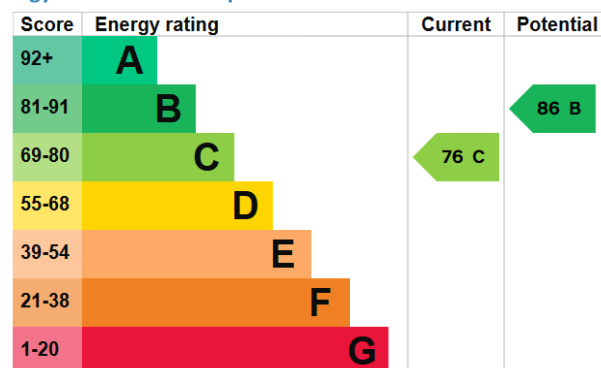
Development Service Charge

£650.00 per year

Council Tax Band

D (approximately £1885.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: For illustrative purposes only, not to scale.