hillyards.







Scan for further info

- Semi-detached house
- Village location
- Two double bedrooms
- Stunning condition throughout
- Good size rear garden
- Driveway parking & EV charger

£398,000 - Freehold

Coldstream Way, Worminghall, Buckinghamshire, HP18 9GS

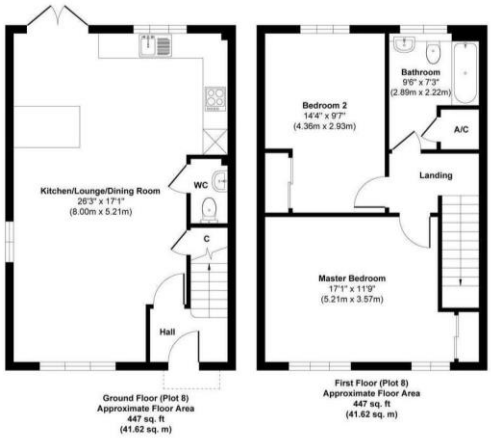
Coldstream Way, Worminghall, Buckinghamshire, HP18 9GS











Garden

There is a good size enclosed rear garden. Laid mainly to lawn with initial patio area & gated access to driveway.

Driveway Parking

There is driveway parking alongside the property providing off street parking for two vehicles plus and EV charger.

Map



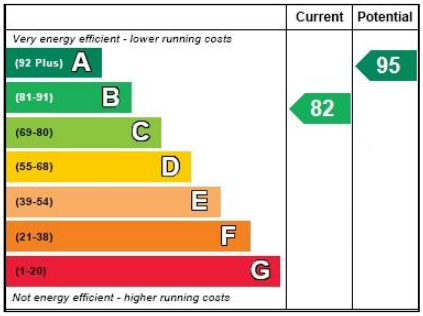
Council Tax Band

D (approximately £2526.58 per annum based on 2 adults residing at the property).

Estate Charge

Monthly service charge of £25.61.

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.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: 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.

hillyards. **01296 429999**

5 Villiers Buildings, Buckingham Street, Aylesbury, Bucks. HP20 2LE
info@hillyardsestateagents.co.uk - www.hillyardsestateagents.co.uk