



97 Priory Crescent

| Aylesbury | Bucks | HP199NY



Williams
PROPERTIES

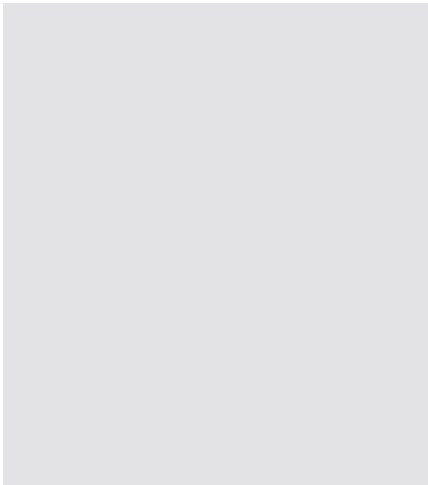
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NEW INSTRUCTION!! Williams are delighted to bring to market this extended 3 bedroom property situated within walking distance to Town Centre, good schools and amenities. The Property consists entrance porch, front door leading to hallway, open plan lounge/dining room, extended kitchen with white goods and door to rear garden, downstairs toilet storage cupboard, utility area, stairs to first floor, 3 double bedrooms with built in wardrobes, family bathroom, low maintenance rear garden, sheds and access to garage, parking for 2 vehicles at front of property, access road to garage at rear of property. Available 28th November 2025.

Per month £1,750 Per month





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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For clarification, we wish to inform perspective 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 are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.