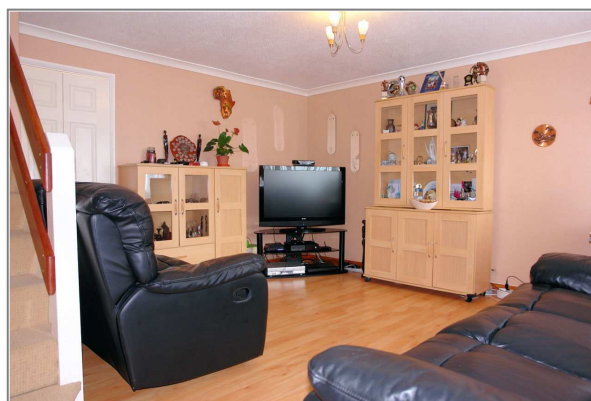


AWAITING
VENDORS
APPROVAL

hillyards.



Hillyards Estate Agents are pleased to offer this well presented family home situated on the popular Hartwell area of Aylesbury. The property is situated at the end of a quiet cul-de-sac and accommodation consists of entrance porch, lounge, kitchen/diner, three bedrooms and refitted bathroom. Other benefits include garage with parking, front & rear gardens, UPVC double glazing and gas central heating. A viewing comes highly recommended.

£229,950 Freehold

Hillington Close, Aylesbury, Buckinghamshire. HP19 7SG

Ground Floor

Entrance Porch:

Enter via UPVC double glazed front door, UPVC double glazed windows to front and side aspect, radiator, door to lounge.

Lounge:

14'7 x 13'1 (4.44m x 3.99m)

UPVC double glazed window to front aspect, radiator, stairs rising to first floor, telephone and television points, door to kitchen/diner.

Kitchen/Diner:

14'7 x 10'4 (4.44m x 3.15m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring hob with cooker hood over, built-in dish washer, space and plumbing for washing machine, wall mounted central heating boiler, tiled flooring, radiator, UPVC double glazed window to rear aspect, UPVC double glazed patio doors to rear garden.

First Floor

Landing:

Stairs rising from ground floor, access to part boarded loft via ceiling inset hatch with drop down ladder, radiator, doors to all first floor accommodation.

Bedroom 1:

15'10 x 8'4 (4.83m x 2.54m)

UPVC double glazed window to front aspect, radiator, built-in wardrobes and over bed storage, airing cupboard.

Bedroom 2:

9'1 x 8'3 (2.77m x 2.51m)

UPVC double glazed window to rear aspect, radiator.

Bedroom 3:

10'9 x 6' (3.28m x 1.83m)

UPVC double glazed window to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space, ceiling inset down lighting.

Bathroom:



A refitted three piece white suite consisting of p-shape bath with mixer tap, independent shower over and glass screen, hidden cistern w/c and wash hand basin with mixer tap and storage under, fully tiled walls, extractor fan, heated towel rail, ceiling inset down lighting, tiled flooring, UPVC double glazed window to rear aspect.

Exterior

Front Garden:

Open plan and laid to lawn with pathway leading to front door.

Rear Garden:



Offering a sunny aspect, fully enclosed with gated rear access, laid mainly to lawn with initial decked area and well stocked flowerbeds, wooden storage shed.

Garage/Parking:

There is a garage located in a block to the side of the property with parking in front for one vehicle.

Property Info

Directions:



Council Tax Band:

C (approximately £1281.61 per annum based on 2 adults residing at the property in year)

Energy Performance Graph:

Awaiting File.

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.