



PLOUGH CLOSE, HAWKSLADE, AYLESBURY

OFFERS IN EXCESS OF £290,000

FREEHOLD

A superb two bedroom terraced home located in a popular area on the south side of Aylesbury. The property is well presented throughout and features a modern kitchen, spacious living room, two bedrooms and a family bathroom. Outside, there's a low-maintenance garden, and driveway parking with additional allocated parking spaces.



PLOUGH CLOSE

- SOUTHSIDE LOCATION • TWO BEDROOM HOUSE • LOW MAINTENANCE GARDEN • DRIVEWAY PARKING WITH ADDITIONAL ALLOCATED PARKING • CLOSE TO AMENITIES • WELL PRESENTED THROUGHOUT • MODERN SHOWER ROOM • CLOSE TO STOKE MANDEVILLE HOSPITAL



LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

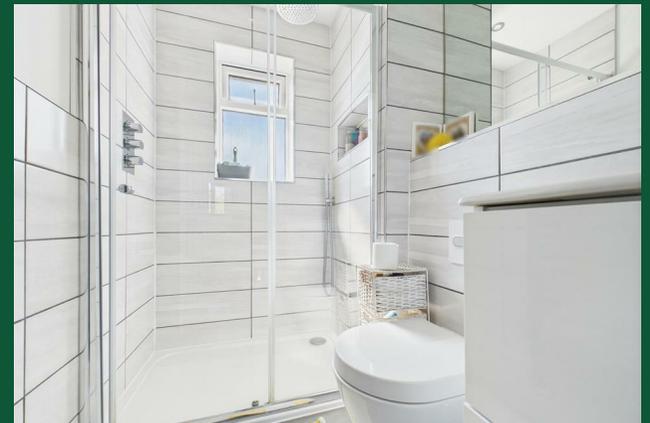
ACCOMMODATION

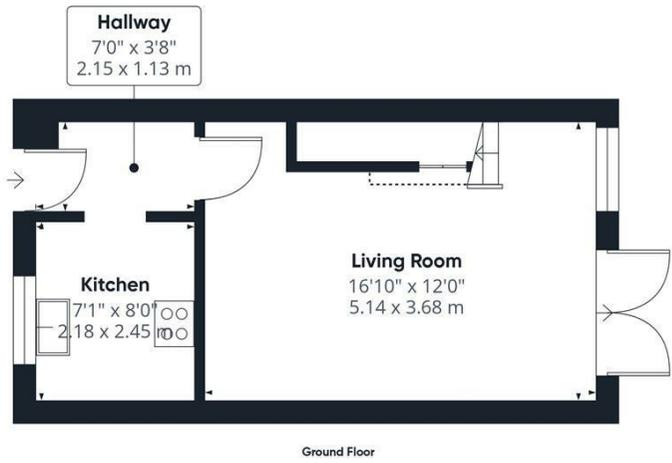
Upon entering the property, you are welcomed into a bright entrance hall that leads to a well-equipped kitchen, fitted with an inset electric hob, oven, cooker hood and space for additional appliances. The lounge/diner is a generous space perfect for both relaxing and entertaining, featuring direct access to the rear garden and stairs rising to the first floor.

Upstairs, the property boasts two bedrooms, along with loft access for convenient storage. The stylish bathroom includes a modern suite comprising a walk-in shower, WC and wash basin.

Outside, the low-maintenance rear garden features a decked seating area, artificial lawn, and a garden shed—perfect for outdoor enjoyment with minimal upkeep. To the front, the property benefits from driveway parking for one car and additional allocated parking spaces nearby.

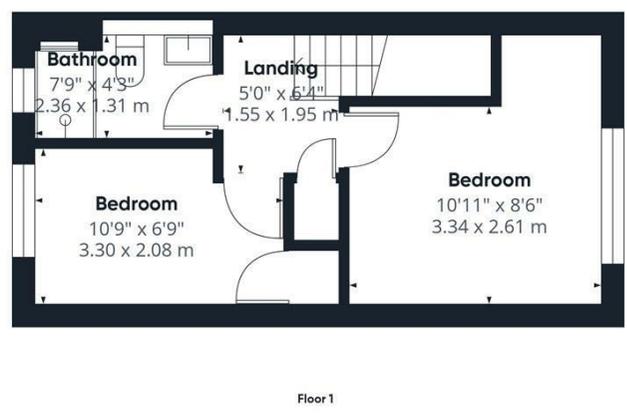
PLOUGH CLOSE





Approximate total area⁽¹⁾
543 ft²
50.5 m²

Reduced headroom
3 ft²
0.2 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		74	
(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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