

2 Bedroom

**GROUND FLOOR
MAISONETTE**

ENCLOSED REAR GARDEN

414 Hillary Close, Aylesbury
Buckinghamshire, HP21 9TN



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LOCATION

Hillary Close is set on the sought-after Elm Farm development situated on the southside of Aylesbury, offering a wealth of facilities such as a local shopping parade, play parks and green open spaces. Just a few hundred yards from the popular William Harding Junior and Infant School and 0.8miles walk from Stoke Mandeville Hospital, Regular bus service connects to the Town Centre,

THIS HOME FEATURES

WALK TO HOSPITAL
WALK TO WILLIAM HARDING SCHOOL
TWO DOUBLE BEDROOMS
NO UPPER CHAIN
LOUNGE/DINER
FITTED KITCHEN
BATHROOM
GARAGE IN BLOCK
REAR ENCLOSED GARDEN

and Aylesbury's mainline, London Marylebone Bound Train Station and provides good links to the A41, southbound to the M25 all of which help to make Hillary Close an ideal location wherever your commute.

LIVING AREA



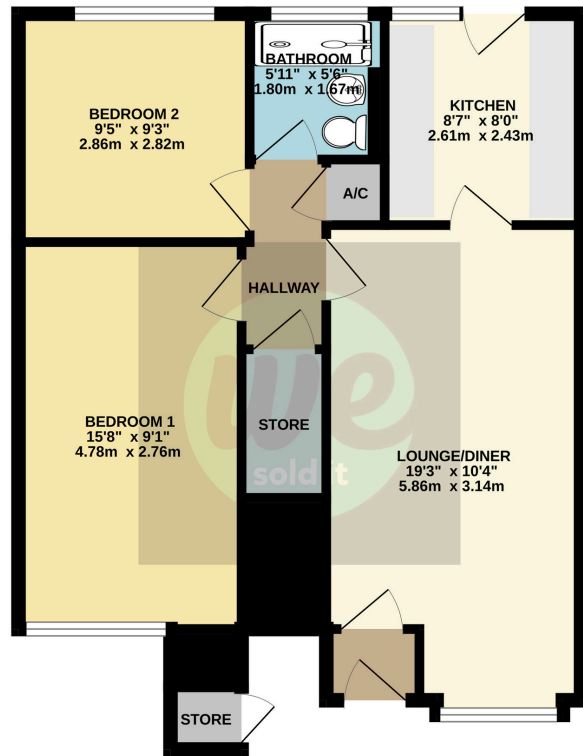
We Sold It are pleased to present, nestled in the quiet residential area of Hillary Close, this well-presented two-bedroom ground floor maisonette offers comfortable and convenient living. Fronting a green, the property features a spacious layout, including a bright living area, two well-proportioned bedrooms, and a kitchen with access to a private and enclosed rear garden, providing the perfect outdoor space for relaxation. Additional benefits include a garage in a nearby block, offering extra storage or secure parking. Ideal for first-time buyers, downsizers, or investors, this maisonette combines practicality with charm in a peaceful setting.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

