

# 2 Bedroom Terraced home HARTWELL

187 Rowland Way, Aylesbury,  
Buckinghamshire, HP19 7SR



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# LOCATION

Hartwell, located in Aylesbury, Buckinghamshire, is a popular residential area. This sought-after neighborhood offers a range of housing options, attracting a diverse community. Residents enjoy easy access to local parks, schools, and essential amenities, making it an ideal choice for families. With well-maintained streets and green spaces, Hartwell provides a welcoming environment

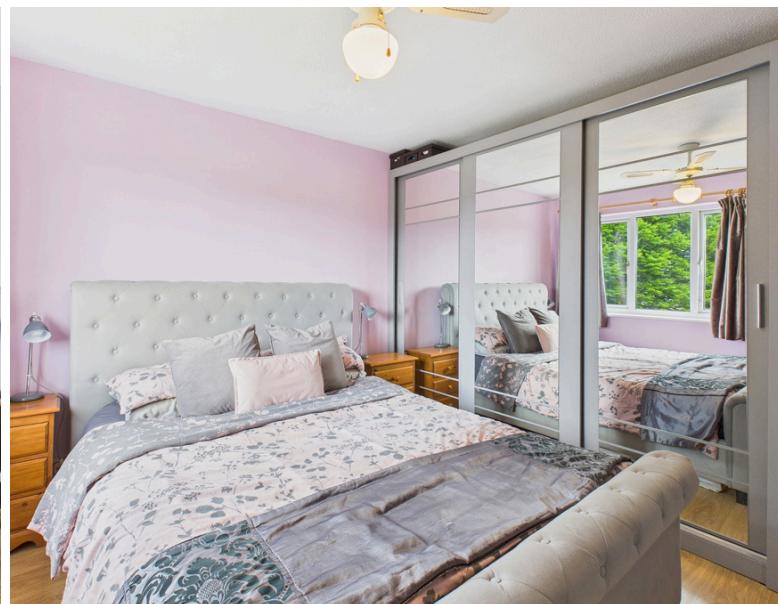
## THIS HOME FEATURES

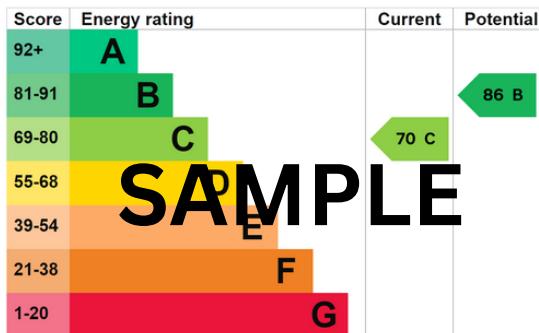
TWO DOUBLE BEDROOMS  
FITTED KITCHEN  
MODERN FITTED  
BATHROOM  
LOUNGE/DINER  
FRONT & REAR GARDEN  
WALK TO TRAIN STATION  
CLOSE TO SHOPS  
CLOSE TO SCHOOLING  
GARAGE IN BLOCK

while remaining conveniently connected to Aylesbury's town centre and major transport links, ensuring a comfortable and well-balanced lifestyle for its residents.



We Sold It welcome you to this charming two-bedroom terrace home, located on the Hartwell Development. The property offers comfortable living with a spacious lounge/diner, perfect for relaxation and dining. A modern, fitted kitchen and bathroom provide convenience and style. Upstairs, you'll find two generous double bedrooms, offering plenty of space for a growing family or guests. Outside, there's a front garden and a private rear garden, ideal for outdoor activities and gatherings. Additionally, the property benefits from a garage in a nearby block, ensuring ample storage space or parking. On street parking is also available.





Approximate total area<sup>(1)</sup>  
638 ft<sup>2</sup>  
Reduced headroom  
9 ft<sup>2</sup>



(1) Excluding balconies and terraces  
Reduced headroom  
Below 5 ft  
  
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

## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://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.

