



Estate Agents
Hurst

9 Hughenden Green, Aylesbury, Buckinghamshire, HP21 9EB
£1,600 PCM

9 Hughenden Green, Aylesbury, Buckinghamshire, HP21 9EB

**** AVAILABLE 1ST AUG 2024 - UN-FURNISHED ****

A well presented & extended three bedroom semi detached house presented in good condition throughout. The property is located on the Stoke Mandeville side of Aylesbury within close proximity to Stoke Mandeville Hospital, local shops, schools and transport facilities. The accommodation comprises; living room, spacious dining room, guest cloakroom, modern fitted kitchen, garage/storage room, three DOUBLE bedrooms, en-suite shower room to master and family bathroom. The property further benefits; block paved driveway parking for up to three cars, garage/store room (with second driveway in front), gas central heating and UPVC double glazing.

HOLDING FEE: £369.23

DEPOSIT: £1,846.15

MINIMUM LENGTH OF TENANCY: 12 MONTHS



**AVAILABLE 1ST AUG 2024
EXTENDED FAMILY HOME
THREE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM TO MASTER
GUEST CLOAKROOM
GARAGE/STORE ROOM
ENCLOSED REAR GARDEN
TWO DRIVEWAYS
OFF STREET PARKING FOR FOUR CARS
GAS CENTRAL HEATING**







Approximate Gross Internal Area
 Ground Floor = 58.7 sq m / 632 sq ft
 First Floor = 52.0 sq m / 560 sq ft
 Total = 110.7 sq m / 1192 sq ft



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk