



**Connells**

Hastoe Park  
Aylesbury





### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented end of terrace house to the market that is situated on a quiet cul-de-sac road in Aylesbury. The property briefly comprises of a sizeable reception room, two well-proportioned bedrooms and family bathroom. Benefits include an enclosed rear garden, a garage on a separate block as well as being offered with no upper chain. Ideal for first time buyers or investors, the property is conveniently located with access to several transport links, local shops and amenities. There are a variety of well regarded schools within catchments including St Louis Catholic Primary school. The vibrant Aylesbury Town Centre is within walking distance providing numerous shops, amenities, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

### Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

### Entrance Hall

### Lounge

11' max x 23' 3" max ( 3.35m max x 7.09m max )

### Kitchen

6' max x 12' 4" max ( 1.83m max x 3.76m max )

### Bedroom One

15' 3" max x 8' 5" ( 4.65m max x 2.57m )

### Bedroom Two

9' 10" max x 12' 3" max ( 3.00m max x 3.73m max )

### Bathroom

### Garage



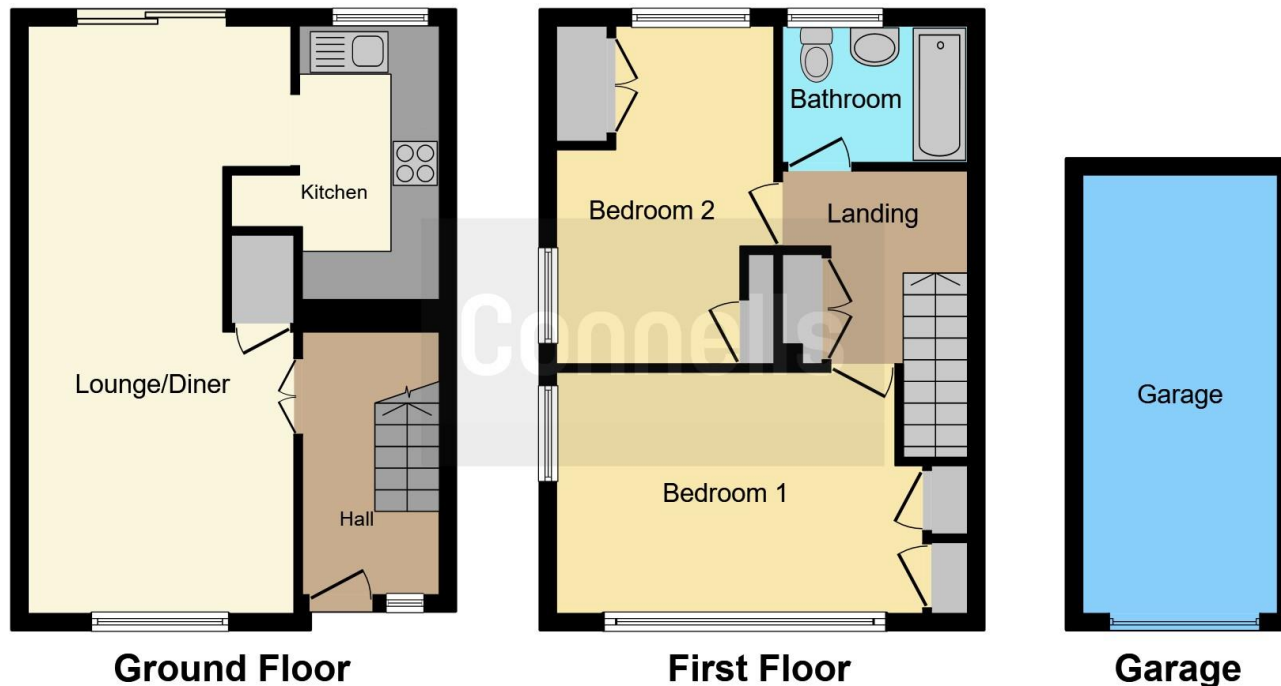












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
 AYLESBURY HP20 2RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/ALS311347](http://connells.co.uk/Property/ALS311347)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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