



Lower Close

Hartwell | Aylesbury | Buckinghamshire | HP19 7SB



Williams
PROPERTIES

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Williams are pleased to welcome to the market this two bedroom house in the Hartwell development of Aylesbury. The property comprises of a front garden, porch, living room, kitchen, conservatory, two bedrooms, bathroom, enclosed rear garden, garage and two off road parking spaces. Viewing comes highly recommended on this property.

Offers in excess of £270,000

- Council Tax Band C
- Two Bedroom House
- Garage & Parking
- Conservatory
- Enclosed Rear Garden
- Close To Schools
- Close To Amenities
- Viewing Recommended

Hartwell

Hartwell is a development on the West side of the town centre. The location is far enough out of town to avoid the hustle and bustle but close enough to walk to all of the centre's facilities including the college, rail links, shopping and leisure facilities. The position of the development lends itself well to vehicle access towards Thame/Oxford and linking up with the A41 towards Bicester. Primary Schools Bearbrook & Secondary Schools Quarrendon & Aylesbury Grammar Schools

Local Authority

Buckinghamshire Council

Council Tax

Band C

Services

All main services available

Frontage

The property is set back off the road and offers a front garden comprising of gravel laid to ground and a cemented path leading to the front door.



The property is located on a quiet residential area of Aylesbury. There is a regular bus service linking the neighbourhood to Aylesbury Town centre and there is also a local convenience shop a short walk away.



Entrance

Enter through the front door in to the porch with a further door leading in to the living room.

Living Room

The living room comprises of carpet laid to floor, window to the front aspect, two wall mounted radiators, light fitting to ceiling and a television aerial point. Space for a sofa suite and other living room furniture. Stairs rise to the first floor and a door to the kitchen.

Kitchen

The kitchen comprises of tiles laid to floor and splash sensitive areas with a range of base and wall mounted units with under unit spot lights, roll top work surfaces, stainless steel sink with draining board, mixer tap and window over, space for a range style cooker, washing machine and dishwasher. Spotlights to ceiling, wall mounted boiler and door to the conservatory.

Conservatory

The conservatory comprises of laminate laid to floor and part brick construction with windows and sky lights to ceiling. Space for a dining table set. Double doors lead out to the rear garden.

Bedroom One

Bedroom comprises of carpet laid to floor, wall mounted radiator, light fitting to ceiling, window to the front aspect and fitted wardrobes. Space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom comprises of carpet laid to floor, window to the rear aspect, wall mounted radiator and light fitting to ceiling. Space for a single bed and other furniture.

Bathroom

The bathroom comprises a panelled bathtub with shower attachment and rainfall shower overhead, pedestal hand wash basin, low level WC, tiling to splash sensitive areas, heated towel rail and spot lights to ceiling.

Rear Garden

The garden is enclosed with timber fencing and comprises of a decking area leading from the conservatory and laid to lawn to the remainder.

Garage & Parking

There is a garage block that can be found to the rear of the property offering secure parking for one vehicle and storage space. Off road parking can be found to the front of the garage and comprises of two off road parking spaces.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

