



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4a Mount Street, Aylesbury, HP20 2SE



## 4a Mount Street, Aylesbury, HP20 2SE

£285,000

- TWO BEDROOM HOUSE
- WELL-PRESENTED THROUGHOUT
- LOUNGE/DINING ROOM
- POPULAR LOCATION
- COUNCIL TAX BAND - C
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN
- SHORT DISTANCE FROM THE TOWN CENTRE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this well-presented two bedroom home within close proximity to local amenities, transport links and the Town Centre.

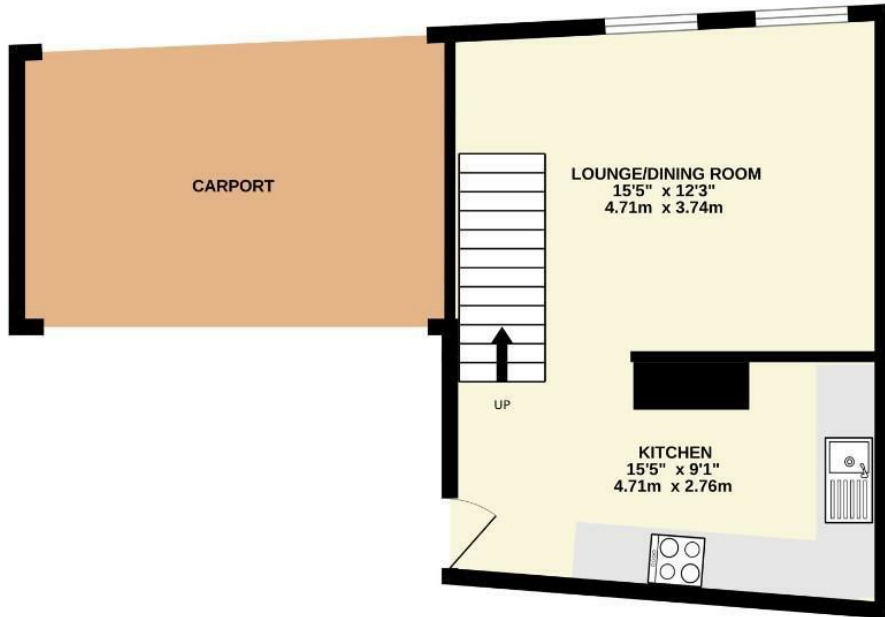
In brief this wonderful property comprises; lounge/dining room, kitchen, two bedrooms and bathroom.

This property also benefits from driveway carport parking for multiple vehicles and an enclosed rear garden.

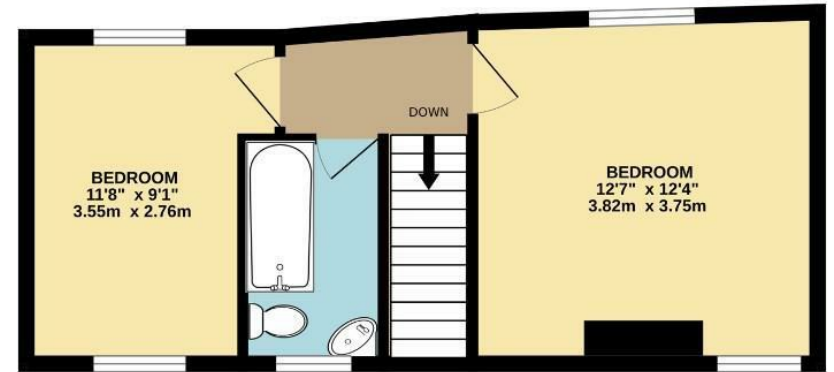
Aylesbury is a historic market town and the county town of Buckinghamshire, with a mix of modern and historic architecture. It is home to a number of landmarks, including St Mary's Church, the County Museum at Aylesbury Grammar School, and the Waterside Theatre. The town also has a range of shopping and dining options.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
tring@hunters.com | www.hunters.com

GROUND FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



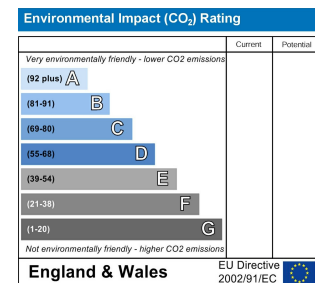
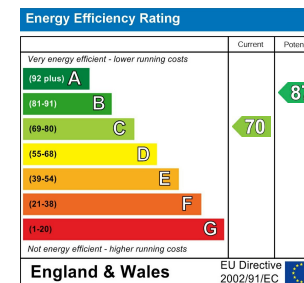
1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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 as to their operability or efficiency can be given.

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### Kitchen

Entry via part glazed door. A range of wall and floor mounted units with a worktop over. Electric hob with an extractor over. Electric oven. Plumbing for a washing machine and dishwasher. Space for a fridge-freezer. Wall mounted gas boiler. Tiled flooring and skylight. Stairs rising to the second floor landing.

### Lounge/Dining Room

Double glazed windows to front aspect. Laminate flooring and radiator.

### Landing

Fitted carpet and doors to;

### Bedroom One

Dual aspect double glazed windows. Fitted carpet and radiator.

### Bedroom Two

Dual aspect double glazed windows. Laminate flooring and radiator.

### Bathroom

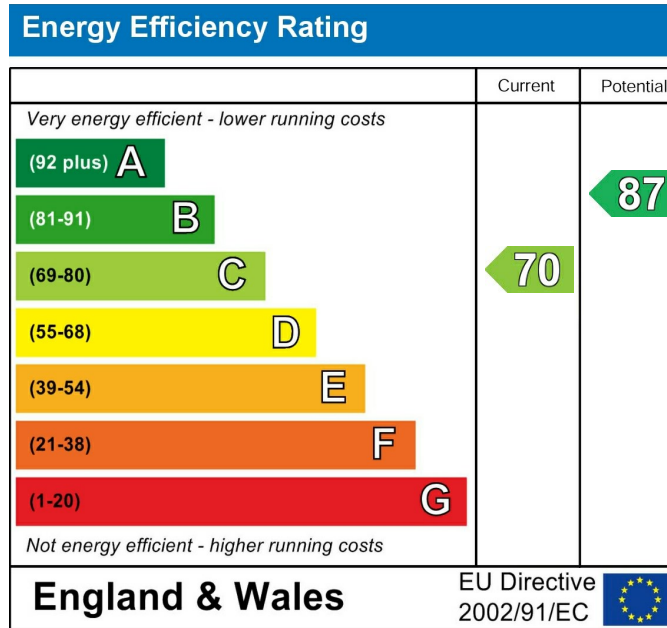
Double glazed window to rear aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Chrome heated towel rail.

### Parking

Carport driveway parking for multiple vehicles.

### Rear

Enclosed rear garden. Mainly laid to lawn. Shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











