





ROWLAND WAY, HARTWELL, AYLESBURY

OFFERS IN EXCESS OF £325,000

FREEHOLD

Situated in the popular Hartwell area, this two bedroom semi-detached house offers well-proportioned accommodation, ideal for first-time buyers, couples or small families. The property comprises a comfortable living room, kitchen, sunroom, two double bedrooms and a family bathroom. Outside, there is a garden providing space to relax and enjoy the outdoors, along with a driveway offering convenient off-road parking.

GEORGE DAVID

ROWLAND WAY

• TWO BEDROOM SEMI-DETACHED HOUSE • BRIGHT AND WELCOMING LIVING ROOM • MODERN FITTED KITCHEN • ENCLOSED REAR GARDEN • TWO DOUBLE BEDROOMS • SUNROOM • DRIVEWAY PARKING • POPULAR LOCATION





LOCATION

Hartwell is a well-established development on the south west edge of Aylesbury. The location is under a mile walk to the train station and just over a mile to the town centre. There is easy access by road towards Thame/M40 and towards Stoke Mandeville hospital. The highly regarded Sir Henry Floyd Grammar School and Aylesbury College are within short walking distance of the estate and there are several other amenities close by including a convenience store, community centre and Infant/Junior School.

ACCOMMODATION

Upon entering the property, the entrance hallway provides useful space for coats and shoes, with a further door leading into the living room. The bright and welcoming living room offers a comfortable space to relax, with stairs rising to the first floor.

The modern kitchen is fitted with an inset gas hob and oven with grill beneath, along with an integrated dishwasher and washing machine. There is additional space for a fridge and a small dining set, making this a practical and functional space for everyday living.

To the rear of the property, the sunroom provides a lovely additional reception area with doors opening directly onto the garden. This versatile space could be used for relaxing, dining or enjoying views of the garden throughout the year.

On the first floor, the landing provides access to the loft and leads to two double bedrooms. The accommodation is completed by a family bathroom fitted with a wash basin, WC, bathtub with shower over and a heated towel rail.

Outside, the enclosed rear garden offers a combination of patio, gravel and lawn areas. A garden shed offers useful storage. To the side of the property, there is an additional block-paved area with gated access, providing further outdoor space and convenient access to the rear garden. To the front, a driveway provides valuable off-road parking.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

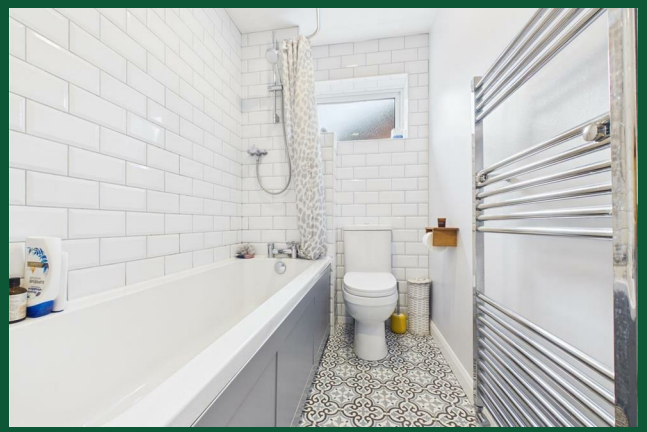
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your

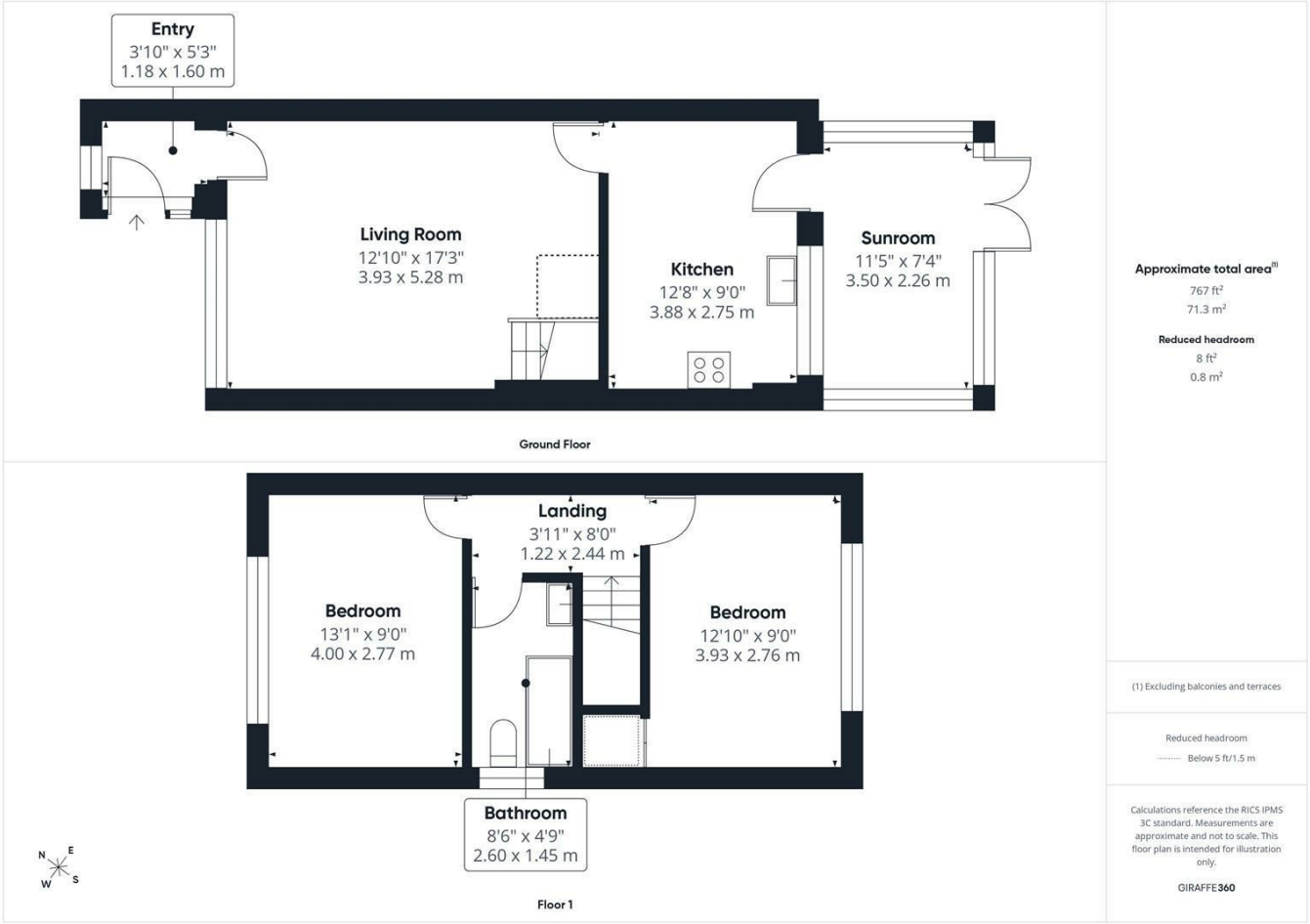
identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

ROWLAND WAY

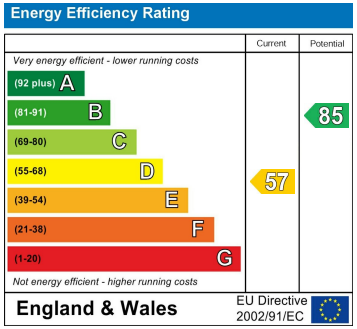












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk