



Estate Agents  
**Hurst**

21 Lower Close, Aylesbury, Buckinghamshire, HP19 7SB  
£300,000

## 21 Lower Close, Aylesbury, Buckinghamshire, HP19 7SB

Offered to the market in IMMACULATE CONDITION throughout is this bright and spacious two DOUBLE bedroom terraced home in a peaceful green fronting position. The property is tucked away in a quiet cul-de-sac on the popular Hartwell development, a highly regarded residential area known for its peaceful surroundings, local green spaces and excellent transport links. Hartwell benefits from easy access to Aylesbury town centre, a range of local shops and amenities, reputable schools and the mainline railway station, offering direct services to London Marylebone - making it perfect for commuters. The accommodation comprises: an entrance porch, a generous lounge/diner, a spacious modern kitchen overlooking the garden. To the first floor are two DOUBLE bedrooms and a newly fitted family bathroom. Further benefits include; ample on street non-restricted parking, a garage in a nearby block with parking in front, an enclosed rear garden, gas central heating and UPVC double glazing.



**IMMACULATE CONDITION THROUGHOUT**  
**PEACEFUL GREEN FRONTING POSITION**  
**SPACIOUS LOUNGE/DINER**  
**MODERN FITTED KITCHEN**  
**NEWLY FITTED FAMILY BATHROOM**  
**AMPLE ON STREET PARKING AVAILABLE**  
**GARAGE IN BLOCK**  
**GAS CENTRAL HEATING**  
**UPVC DOUBLE GLAZING**  
**CLOSE TO AMENITIES**







**Lower Close**  
 Approximate Gross Internal Area  
 Ground Floor = 352 sq ft / 32.7 sq m  
 First Floor = 340 sq ft / 31.6 sq m  
 Total = 692 sq ft / 64.3 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.  
 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.

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