



**St. Hildas Court, Aylesbury HP19 7RG**

welcome to

## St. Hildas Court, Aylesbury

Brown & Merry are excited to present this well-maintained three double bedroom end-of-terrace family home, located in a highly desirable area. Upon entering, you'll find a convenient downstairs w/c, and an entrance hallway that opens into the kitchen and a spacious lounge/diner, which provides access to the rear garden. The first-floor features three well-proportioned bedrooms along with a family bathroom. Outside, you'll enjoy a lovely rear garden and off-road parking, complete with a carport at the front. We highly recommend scheduling a viewing.



## Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of the Connells Group.

## Accommodation Comprises

### Cloakroom

### Lounge / Diner

21' 1" max x 12' 2" max ( 6.43m max x 3.71m max )

### Kitchen

10' 10" max x 10' 2" max ( 3.30m max x 3.10m max )

## Landing & First Floor

### Bedroom One

12' 10" x 10' 6" ( 3.91m x 3.20m )

### Bedroom Two

10' 2" max x 10' max ( 3.10m max x 3.05m max )

### Bedroom Three

11' 4" x 8' 1" ( 3.45m x 2.46m )

### Bathroom

### Outside

### Rear Garden

### Carport Parking



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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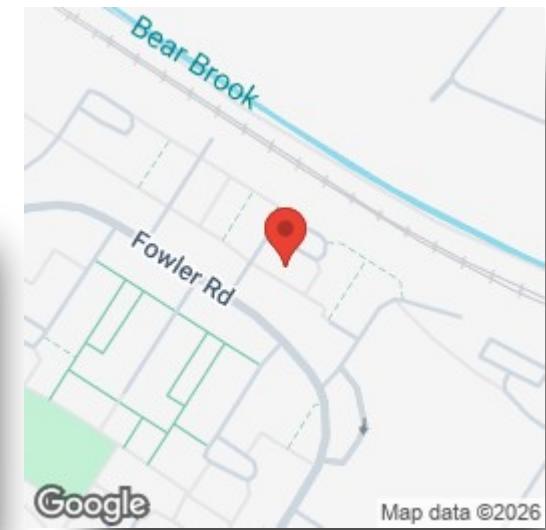
- THREE BEDROOM END-OF-TERRACE FAMILY HOME
- KITCHEN
- SPACIOUS LOUNGE/ DINER
- DOWNSTAIRS W/C
- THREE BEDROOMS
- REAR GARDEN
- OFF ROAD CARPORT PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

fixed price

**£320,000**



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Property Ref:  
AYL115269 - 0003

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