Hurst Estate Agents

17 Hillington Close, Aylesbury, Buckinghamshire, HP19 7SG

£325,000

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Offered to the market with NO ONWARD CHAIN, this bright and spacious two DOUBLE bedroom terraced home with a LOFT CONVERSION is presented in good condition throughout and is ideal for first-time buyers, downsizers, or investors. 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 and a conservatory providing additional living space overlooking the garden. To the first floor are two DOUBLE bedrooms and a family bathroom, with a versatile loft room offering potential as a home office or hobby space. Further benefits include a garage in a nearby block with parking in front, an enclosed rear garden, gas central heating and UPVC double glazing.

NO ONWARD CHAIN

WHITE GOODS INCLUDED

VERSATILE LOFT ROOM

GOOD CONDITION THROUGHOUT

TWO SPACIOUS DOUBLE BEDROOMS

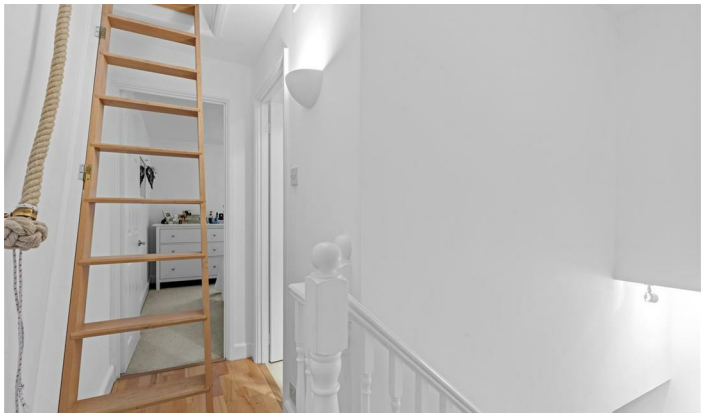
CONSERVATORY

GARAGE & PARKING

QUIET & TUCKED AWAY LOCATION

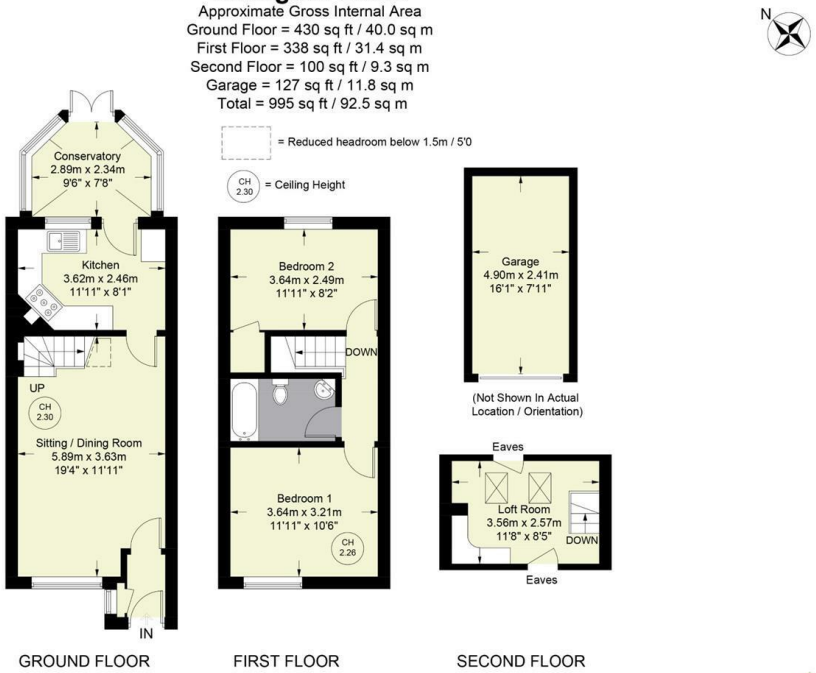
FURNITURE INCLUDED

GAS CENTRAL HEATING



Hillington Close

Approximate Gross Internal Area
Ground Floor = 430 sq ft / 40.0 sq m
First Floor = 338 sq ft / 31.4 sq m
Second Floor = 100 sq ft / 9.3 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 995 sq ft / 92.5 sq m



Floor Plan produced for Hursts by Media Arcade ©.
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.

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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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