



Estate Agents
Hurst

2 Mayflower Close, Hartwell, Aylesbury, Bucks, HP17 8QH
Offers In Excess Of £700,000

2 Mayflower Close, Hartwell, Aylesbury, Bucks, HP17 8QH

A wonderful five bedroom detached family home that has been well maintained by its current owner and is in good condition throughout. The property is located in the pretty hamlet of Hartwell, just outside the village of Stone and yet within easy reach of Aylesbury, Haddenham and Thame.

The ground floor accommodation comprises: entrance hall, guest cloakroom, sitting room, dining room, large conservatory with French doors leading to the beautiful rear gardens, fitted kitchen, ground floor guest suite with en-suite shower room. The first floor offers; principle bedroom with en-suite shower room, three further double bedrooms, family bathroom. The property further benefits; utility room, large studio room (formerly half of the double garage with the door still remaining so could easily be returned to original use), garage, double glazing, gas central heating, driveway parking for at least four vehicles. The large rear garden is well maintained with a large lawn area, patio for entertaining and an ornamental pond.



DETACHED FAMILY HOME
FIVE DOUBLE BEDROOMS
CLOSE TO STUNNING COUNTRYSIDE
SPACIOUS CONSERVATORY
LARGE REAR GARDEN
THREE BATH/SHOWER ROOMS
STUDIO ROOM
UTILITY ROOM
GARAGE & DRIVEWAY PARKING
POPULAR CUL-DE-SAC





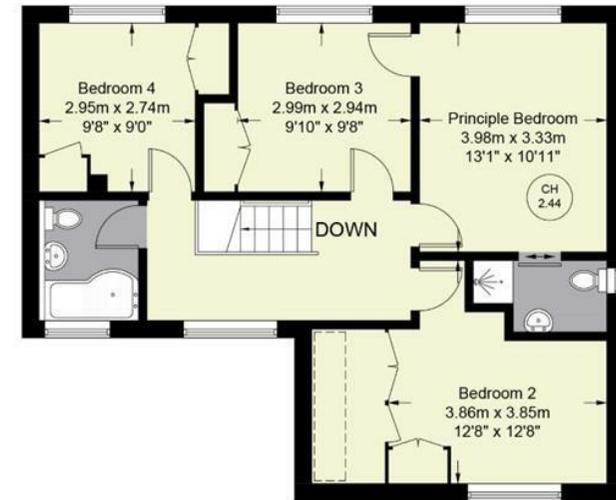
Mayflower Close

Approximate Gross Internal Area
Ground Floor = 1076 sq ft / 100.0 sq m (Including Garage)
First Floor = 719 sq ft / 66.8 sq m
Outbuilding = 402 sq ft / 37.4 sq m
Total = 2197 sq ft / 204.2 sq m



GROUND FLOOR

CH 2.56 = Ceiling Height
[Dashed box] = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR

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.



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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