



## WESTFIELD, HAWKSLADE, AYLESBURY

OFFERS OVER £290,000

FREEHOLD

A well presented TWO DOUBLE BEDROOM end terrace home situated in a CUL-DE-SAC location on the popular Hawkslade estate. The property is within WALKING DISTANCE OF THE HOSPITAL and benefits from a secluded, wrap around garden and allocated parking.



# WESTFIELD

- HAWKSLADE • CUL-DE-SAC LOCATION • WALKING DISTANCE TO THE HOSPITAL • TWO DOUBLE BEDROOMS • WRAP AROUND GARDEN WITH TWO SEPARATE AREAS • SPACIOUS LIVING ROOM/DINER • DOWNSTAIRS CLOAKROOM • ALLOCATED PARKING • DOUBL GLAZING AND GAS CENTRAL HEATING • MODERN KITCHEN AND BATHROOM



## LOCATION

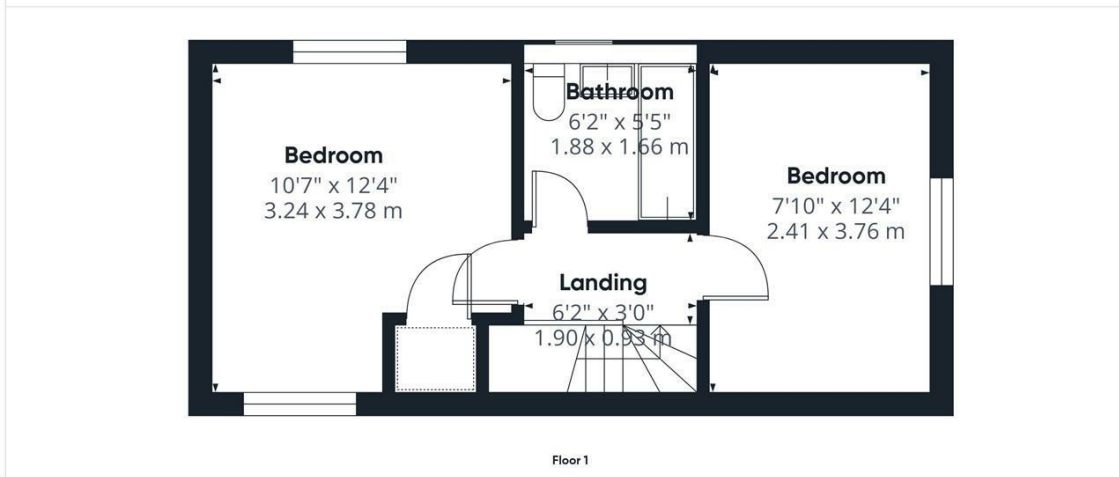
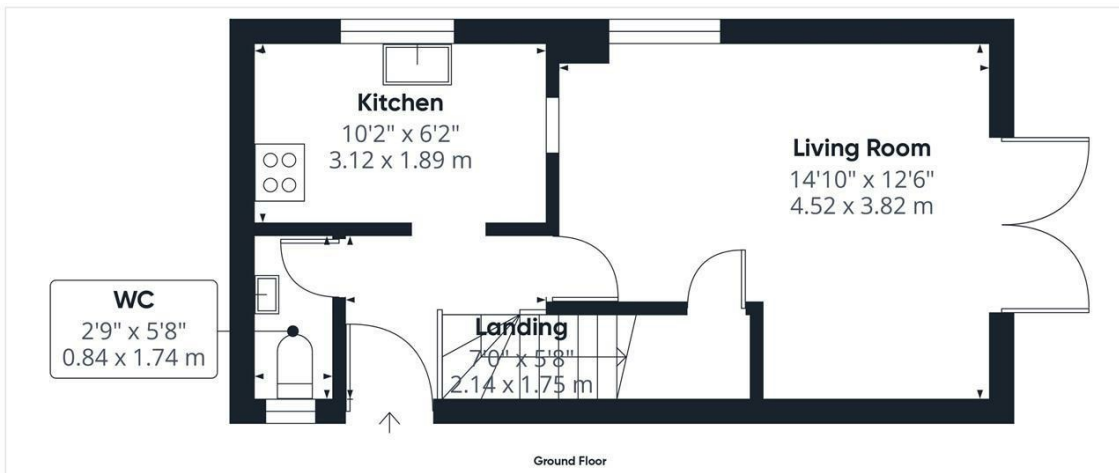
Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

## ACCOMMODATION

Composite door into entrance hall with stairs to the first floor - Downstairs WC - Modern kitchen with spaces for white goods and - Living room/diner with understairs storage cupboard and French doors to the garden - Landing with loft access - Main double bedroom, dual aspect, airing cupboard - Second double bedroom - Modern bathroom suite - Double glazing - Gas to radiator central heating - Allocated parking space to the front of the property - Wrap around rear garden with side patio area, rear patio and main lawn. Timber fencing and gated side access to the front of the property.

# WESTFIELD





Approximate total area<sup>(1)</sup>  
584 ft<sup>2</sup>  
54.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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