



HASTOE PARK, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £280,000

FREEHOLD

A fully renovated three bed end terrace home situated in a convenient location within walking distance of the town centre and train station. No upper chain.



HASTOE PARK

• HASTOE PARK • FULLY RENOVATED BY CURRENT OWNERS • NEWLY FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES • NEWLY FITTED BATHROOM • NEWLY FITTED FLOORING THROUGHOUT • GARAGE & OFF ROAD PARKING • REPLACEMENT DOORS & WOODWORK • REPLASTERED & REDECORATED THROUGHOUT • NEW BOILER & RADIATORS • REWIRED WITH MULTIPLE SOCKETS



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment.

ACCOMMODATION

A fully renovated three bedroom end-terrace property situated in the popular Hastoe Park area of Aylesbury, finished to a high standard throughout.

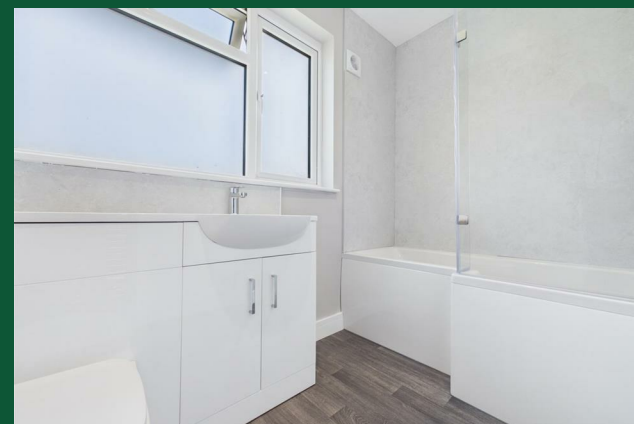
The property has undergone a comprehensive top-to-bottom refurbishment, including new windows and external doors, complete re-wiring with new sockets and switches throughout, a new central heating system with boiler and radiators, new internal doors, woodwork, carpets and flooring.

The modern fitted kitchen features soft-close cabinetry, slimline work surfaces and a one-and-a-half bowl sink unit. Integrated appliances include a fridge/freezer, slimline dishwasher, washer/dryer, electric oven and hob, together with a cooker hood.

Outside, the property benefits from a garage located in a block of three to the side of the house, with a parking space directly in front. Residents also enjoy access to attractive communal front gardens.

This beautifully presented home offers modern, low-maintenance living and is ready for immediate occupation.

HASTOE PARK





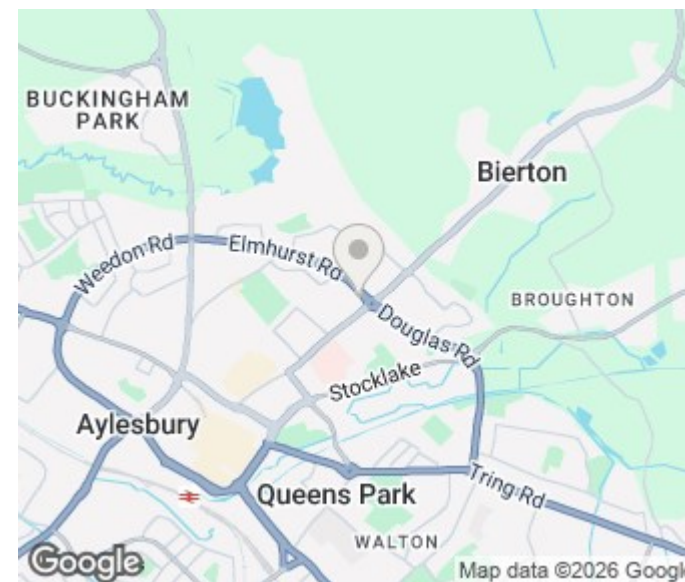
Approximate total area ⁽¹⁾	928 ft ²	86.2 m ²
Reduced headroom	3 ft ²	0.3 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1,5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		66	8
<i>Not energy efficient - higher running costs</i>			