

property details **approval form**

55 Westfield, Aylesbury, Buckinghamshire, England, HP21 9JF

Date: 18 August 2026

Property Ref and Version: AYL116560 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Brown & Merry office: 5-7 Market Street, AYLESBURY, Buckinghamshire, HP20 2PN

T 01296 488111 **E** Aylesbury@brownandmerry.co.uk

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>> **price**

offers in excess of £275,000

Tenure: Freehold

>> **key features**

- > CUL-DE-SAC LOCATION
- > WRAP AROUND GARDEN
- > CLOAKROOM & BATHROOM
- > CLOSE TO STOKE MANDEVILLE HOSPITAL
- > LOUNGE/DINING ROOM
- > ALLOCATED PARKING
- > MUST BE VIEWED
- > EPC Rating: C

>> **short description**

Nestled in a cul-de-sac within the sought-after Hawkslade estate in Aylesbury, this well-presented end of terrace house offers the ideal blend of comfort and convenience. Boasting two generous double bedrooms, the property is perfectly suited for couples, professionals, or small families

>> **long description**

You're greeted by a welcoming entrance hall that leads to a bright and airy living/dining area, understairs storage and French doors opening directly onto the wrap-around garden. The garden itself is a highlight, with both side and rear patio areas, a main lawn, timber fencing, and gated access to the front—a private sanctuary for relaxation and entertaining. The modern kitchen is equipped with designated spaces for all essential white goods, catering to contemporary living needs. A downstairs cloakroom completes the ground floor layout, enhancing everyday practicality. Upstairs, the landing provides loft access and leads to two double bedrooms. Modern bathroom completes the first-floor accommodation. Additional benefits include double glazing throughout and gas-to-radiator central heating, plus an allocated parking space to the front of the property for convenience. The location is second to none. Hawkslade is positioned on the southern fringes of Aylesbury, providing excellent access to London, High Wycombe, and the M40 motorway—ideal for commuters. The property is within easy walking distance of Stoke Mandeville Hospital, borders countryside. Families will appreciate two good local schools nearby, while a community centre and a handy convenience store are located just a short stroll from the doorstep.

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>> **room description**

Accommodation Comprises

Entrance Hall

Kitchen

10' 2" x 6' 2" (3.10m x 1.88m)

Cloakroom

Living Room

14' 10" x 12' 6" (4.52m x 3.81m)

Landing

Bedroom

10' 7" x 12' 4" (3.23m x 3.76m)

Bedroom

7' 10" x 12' 4" (2.39m x 3.76m)

Bathroom

Outside

Garden

Parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **property images**



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>> **property images**

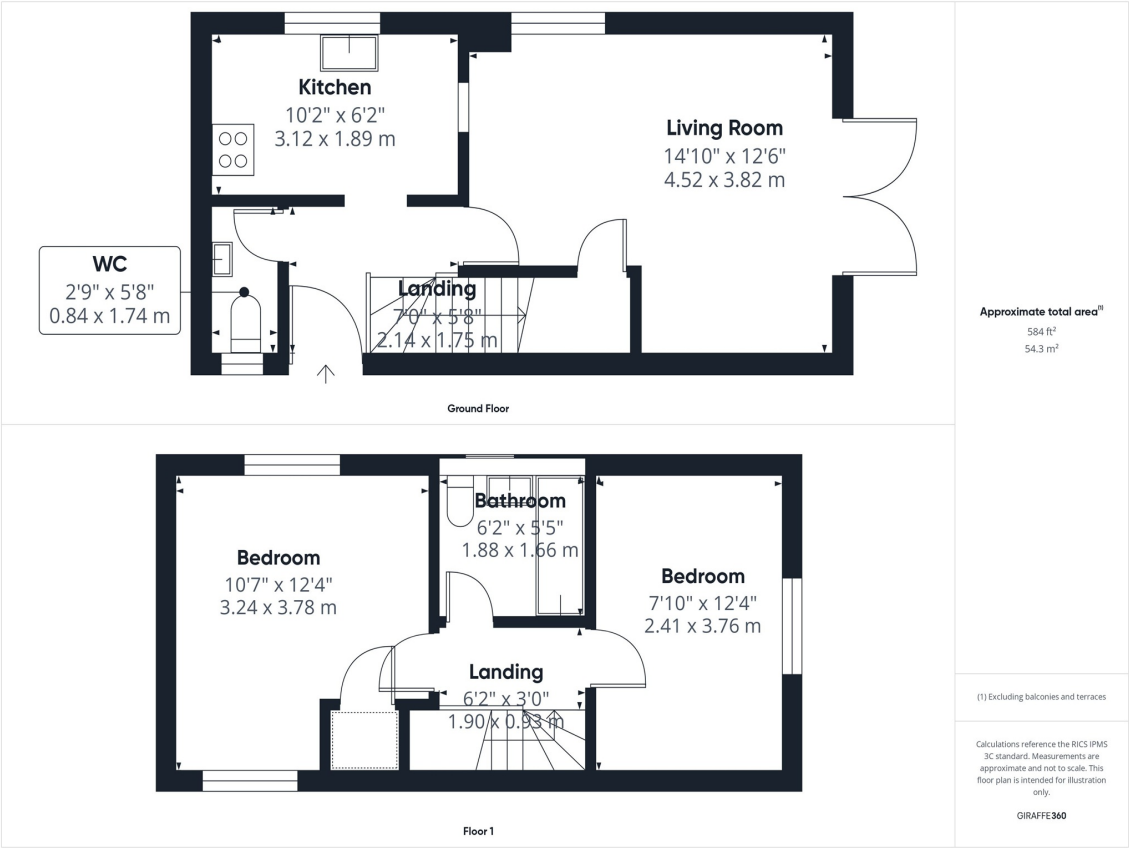


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>> floor plan



>> approval

Signature		Date
Justin Peacock		
Mrs R.A. Haynes		