



**Westfield, Aylesbury HP21 9JF**



**welcome to**

**Westfield, Aylesbury**

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.



## 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 )

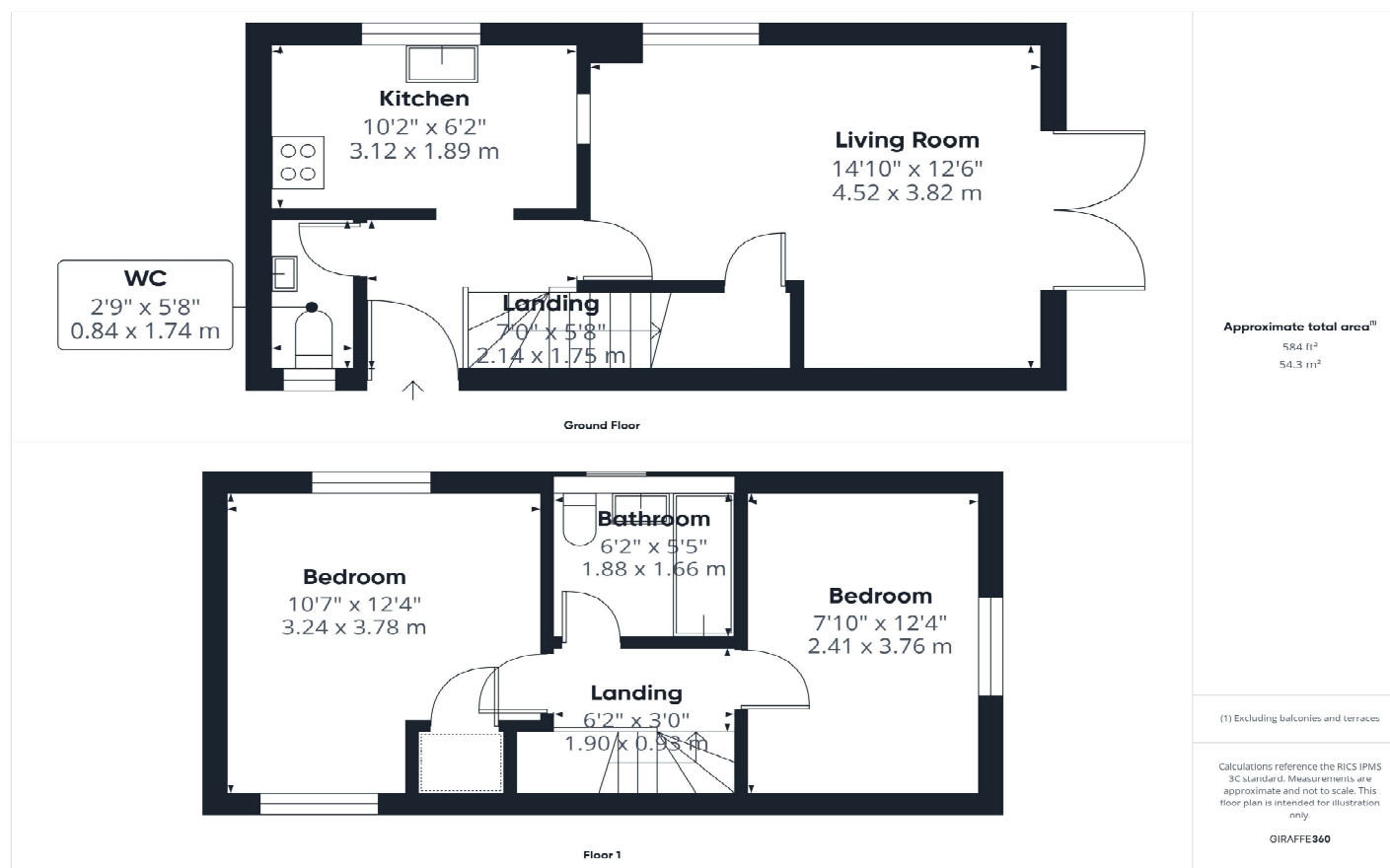
### Bathroom

### Outside

### Garden

### Parking

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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welcome to

## Westfield, Aylesbury

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

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL116560 - 0002

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