



HILLARY CLOSE, ELM FARM, AYLESBURY

PRICE £400,000
FREEHOLD

A well positioned three bedroom terraced house situated in the popular Elm Farm area, close to reputable local schools and offering excellent road links for commuters. The property comprises a welcoming living room, fitted kitchen, three bedrooms and a family bathroom suite. Outside, there is a rear garden, along with a garage and driveway. An ideal family home in a sought after location, offering convenient access to local amenities, schools and transport links.



HILLARY CLOSE

- ELM FARM • THREE BEDROOM
- TERRACED HOUSE • CLOSE TO
- REPUTABLE SCHOOLS • GARAGE AND
- DRIVEWAY • KITCHEN/DINER • CONTEMPORARY
- FAMILY BATHROOM • EXCELLENT ROAD
- LINKS • ENCLOSED REAR GARDEN



LOCATION

Elm Farm is a popular development situated on the southside of Aylesbury. Easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

ACCOMMODATION

The property is entered via the front door into an entrance hall with access to the garage and leading into a comfortable living room with stairs to the first floor, space for a range of furniture and a natural flow through to the kitchen/diner.

The kitchen/diner provides ample space for a dining set, making it ideal for family living and entertaining, and is fitted with a range of units and work surfaces with an integral range cooker and space for a fridge/freezer, along with an integrated dishwasher and a door providing direct access to the rear garden.

To the first floor, the landing offers loft access which is partially boarded for storage. There are three well

proportioned bedrooms, including two doubles and a versatile third bedroom suitable for a nursery, study or single room, all served by a contemporary family bathroom fitted with a shower cubicle, bathtub, WC, hand basin and heated towel rail.

Externally, the property benefits from an enclosed rear garden with a paved patio area for seating, steps leading up to a lawned area and a useful garden shed. To the front there is a driveway providing off-road parking. The garage has light and power, space and plumbing for a washing machine and tumble dryer and offers additional storage or workshop space.

Elm Farm remains a sought after residential location, well regarded for its access to schools, amenities and transport links, making this an ideal home for families and commuters alike.

HILLARY CLOSE





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ADDITIONAL INFORMATION

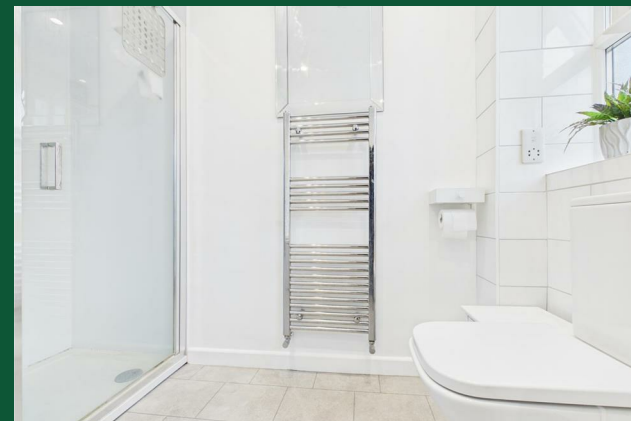
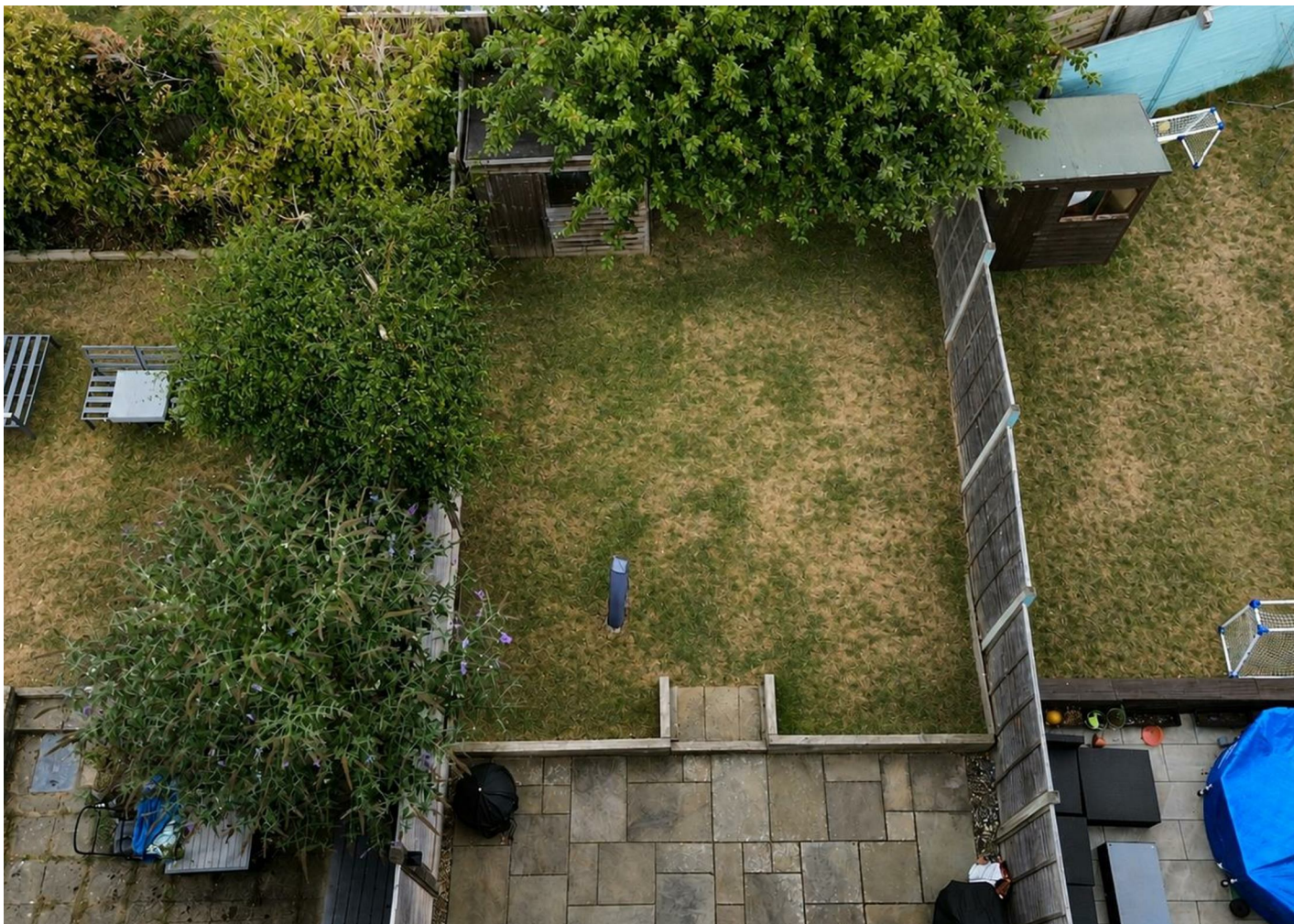
Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

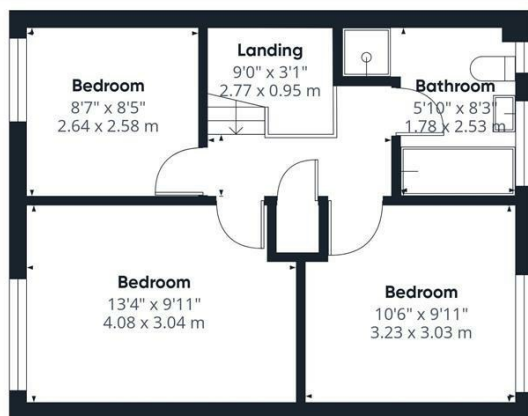
Floor Area – 890.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total areaⁱⁱⁱ
890 ft²
82.7 m²

(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		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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