





HASTOE PARK, AYLESBURY, BUCKINGHAMSHIRE

PRICE £275,000

FREEHOLD

Situated in a convenient location, this two bedroom end-of-terrace home offers easy access to the town centre and is ideally positioned close to local schools. The accommodation briefly comprises a welcoming living room, kitchen/diner, two bedrooms and a family bathroom. Further benefits include a converted garage, providing a versatile office or hobby room, together with off-road parking to the front of the garage.

GEORGE DAVID

HASTOE PARK

• CONVENIENT LOCATION • TWO BEDROOM END-OF-TERRACE PROPERTY • CLOSE TO LOCAL SCHOOLS • MODERN KITCHEN/DINER • CONVERTED GARAGE PROVIDING TWO OFFICE/HOBBY ROOMS • TWO DOUBLE BEDROOMS • OFF-ROAD PARKING





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

The property is approached via an entrance hall with stairs leading to the first floor and doors providing access to the ground floor accommodation. The living room is positioned to the front of the property, offering a comfortable space to relax.

To the rear is a modern kitchen/diner, fitted with an inset gas hob with extractor hood over, integrated oven and grill, together with space for a fridge and washing machine or dishwasher. There is also ample room for a dining table and chairs, making this a practical and sociable space.

To the first floor, the landing provides access to the loft and leads to two well proportioned bedrooms. The accommodation is completed by a fully tiled bathroom, fitted with a wash basin, WC and bathtub with shower over.

Externally, a particular feature of the property is the garage, situated in a block adjacent to the house, which has been converted to provide two separate office/hobby rooms, both benefiting from lighting and power. There is also the added advantage of off-road parking directly in front of the garage.

A conveniently located home offering flexible accommodation and useful additional workspace, with local schools and town amenities within easy reach.

NOTE

Service charge £19 per month.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in

writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

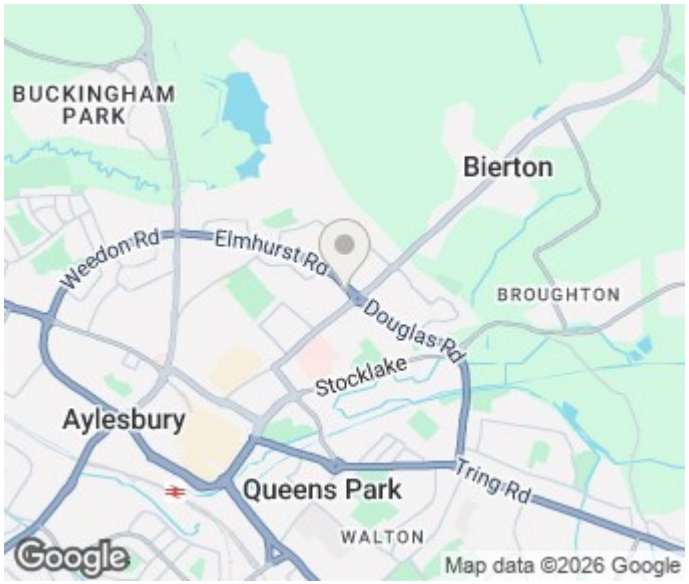
HASTOE PARK

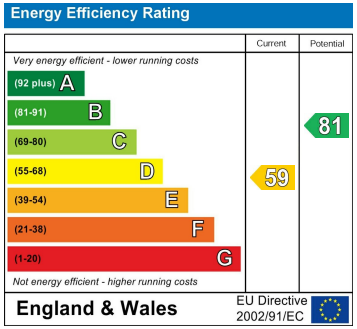












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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