





TAMAR CLOSE, HAWKSLADE, AYLESBURY

PRICE £339,950

FREEHOLD

A two bedroom terraced house located in the popular Hawkslade area. The property offers a fitted kitchen, spacious living room and a bright conservatory overlooking the rear garden. Upstairs features two double bedrooms and a family bathroom. Outside, there are front and rear gardens, with the added benefit of a garage located in a nearby block.

GEORGE DAVID

TAMAR CLOSE

• POPULAR HAWKSLADE AREA • TWO BEDROOM TERRACED HOUSE • GATED FRONT GARDEN ENTRANCE • MODERN KITCHEN • GARAGE IN A NEARBY BLOCK • TWO LARGE DOUBLE BEDROOMS • FULLY TILED BATHROOM SUITE • CONSERVATORY WITH BI-FOLD DOORS • CLOSE TO LOCAL AMENITIES • CLOSE TO HOSPITAL





LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

ACCOMMODATION

The property is approached via a gated front garden which provides a pleasant entrance to the home. The front door opens into an entrance hall with stairs rising to the first floor and a useful understairs storage cupboard.

The modern kitchen is fitted with a range of contemporary units and work surfaces and includes an inset electric hob with integrated electric double oven, as well as an integrated dishwasher and washing machine. There is additional space for a fridge/freezer and tumble dryer. The property also includes a Harvey's water softener system.

To the rear of the property is a spacious living room featuring a gas fireplace and built-in storage, offering flexible space for both living and dining furniture. The room flows through to a bright conservatory which provides additional reception space and benefits from bi-fold doors with battery operated blinds, opening out to the rear garden.

Upstairs, the first-floor landing provides access to the loft and includes an airing cupboard. There are two generously sized double bedrooms and a fully tiled family bathroom fitted with a jet bath tub and rainfall shower.

Outside, the rear garden has been designed for low maintenance and is mainly paved. It also includes a garden shed and gated rear access.

The property further benefits from a garage located in a nearby block.

Previously a three bedroom property, now configured as two bedrooms, with potential to convert back.

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.

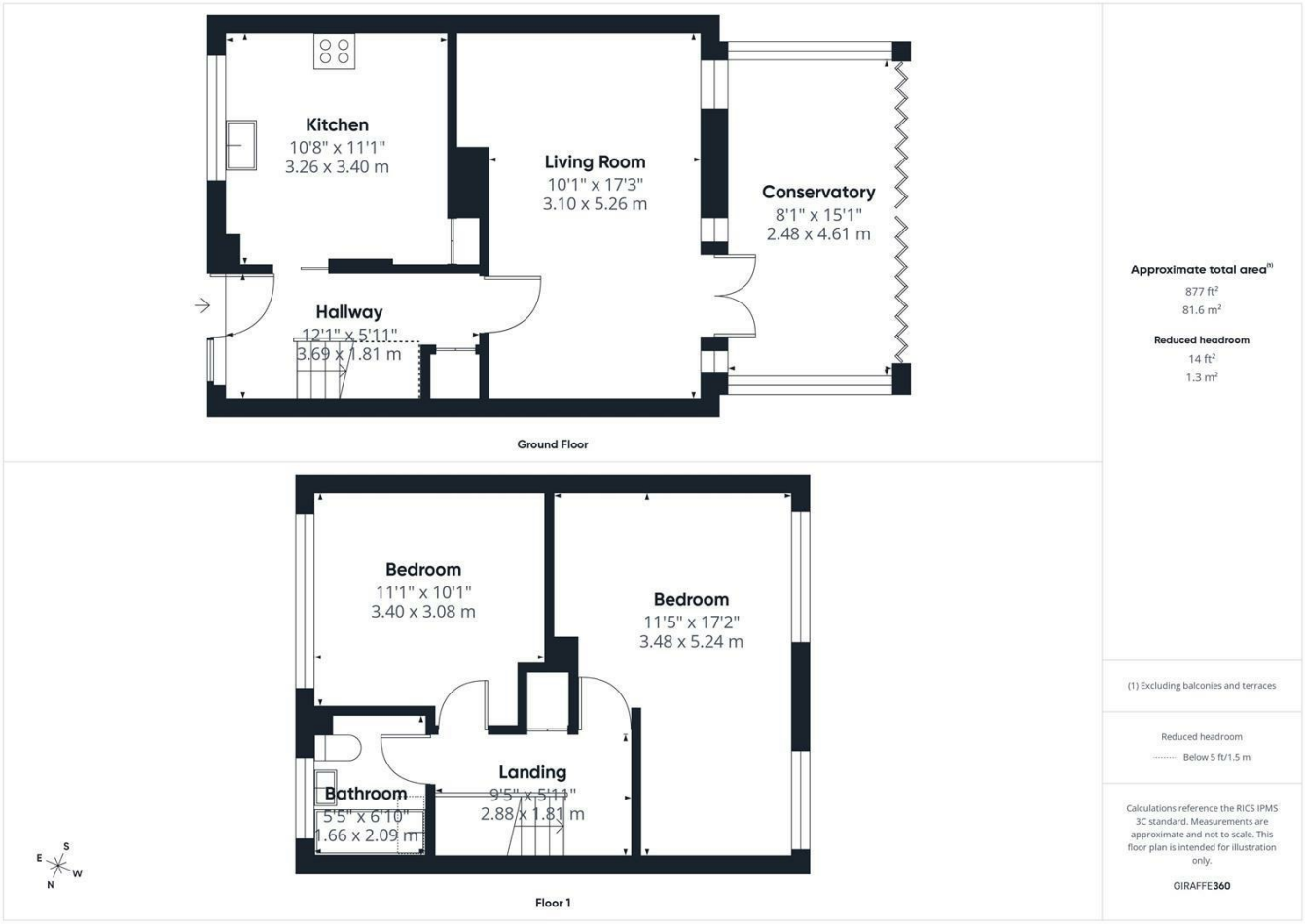
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under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

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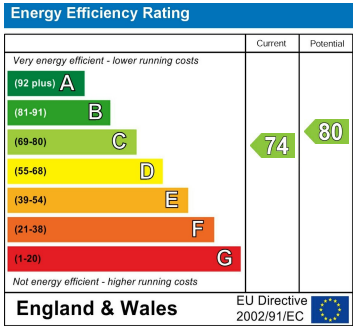












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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