





LODDEN CLOSE, HAWKSLADE, AYLESBURY

PRICE GUIDE £300,000

FREEHOLD

TWO BED SEMI - GARAGE AND DRIVEWAY TO THE SIDE OF THE PROPERTY WITH PARKING FOR UP TO FOUR VEHICLES - CUL-DE-SAC - WALKING DISTANCE TO THE HOSPITAL AND LOCAL SHOP

GEORGE DAVID

LODDEN CLOSE

• TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE • SOUTH SIDE OF AYLESBURY • ENCLOSED REAR GARDEN • DETACHED GARAGE • CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • SPACIOUS LIVING ROOM • DRIVEWAY PARKING





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 entered via an entrance hall with a useful storage cupboard, with a further door leading into the living room. The living room is a welcoming space, featuring stairs rising to the first floor and providing ample room for both seating and dining furniture.

To the rear of the property is the kitchen, fitted with a range of units and offering space for a cooker and washing machine. A door leads through to a small inner hall, which in turn provides access to the rear garden.

On the first floor, the landing serves two double bedrooms along with the family bathroom, which is fitted with a white suite.

Outside, the enclosed rear garden is mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining. The garden also benefits from gated side access to the front of the property and a courtesy door leading into the detached garage, which is equipped with light and power. To the front, a driveway provides off-road parking and leads to the detached garage.

Located on the south side of Aylesbury, the property enjoys convenient access to local shops, schools, parks, and transport links, making it an excellent choice for a wide range of buyers.

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.

LODDEN CLOSE

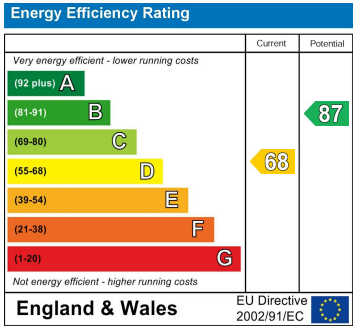












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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