



## ROWLAND WAY, HARTWELL, AYLESBURY

PRICE £500,000

FREEHOLD

A spacious and versatile four bedroom detached home, ideally situated in the popular Hartwell area. This property offers generous accommodation throughout, including a living room, kitchen/dining room, cloakroom, separate utility room and a dedicated office. Upstairs, there are four bedrooms served by a family bathroom. Externally, the property benefits from a private rear garden, garage and driveway. An excellent opportunity for families seeking a well-located home with flexible living space.



## ROWLAND WAY

- FOUR BEDROOM DETACHED HOME
- POPULAR HARTWELL LOCATION
- SPACIOUS AND VERSATILE ACCOMMODATION
- GROUND FLOOR CLOAKROOM
- GARAGE AND DRIVEWAY
- ENCLOSED REAR GARDEN
- OFFICE / STUDY
- GOOD ROAD LINKS



### LOCATION

Hartwell is a well-established development on the south west edge of Aylesbury. The location is under a mile walk to the train station and just over a mile to the town centre. There is easy access by road towards Thame/M40 and towards Stoke Mandeville hospital. The highly regarded Sir Henry Floyd Grammar School and Aylesbury College are within short walking distance of the estate and there are several other amenities close by including a convenience store, community centre and Infant/Junior School.

### ACCOMMODATION

The property is entered via an entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. A convenient cloakroom serves the ground floor. The living room is a cosy yet well proportioned space, featuring a charming log burner and built-in storage.

To the rear, the impressive kitchen/dining room is fitted with an inset electric hob, oven below with extractor fan over, integrated double oven and dishwasher, and space for an American-style fridge freezer. There is ample space for a large dining table and additional furniture, while doors open directly onto the garden, allowing for seamless indoor-outdoor living.

A versatile utility area provides space and plumbing for a washing machine, additional room for furniture, and further doors leading to the garden. This area flows through to a dedicated office, ideal for home working.

Upstairs, the first-floor landing offers access to the loft and an airing cupboard. There are four bedrooms, providing flexible accommodation for families or those needing guest or workspace options. The family bathroom completes the first floor.

Externally, the enclosed rear garden is thoughtfully arranged with a patio area, lawn, built-in planters, and a variety of shrubs and bushes. An additional decked patio area offers further space for outdoor seating. To the front, a block-paved driveway provides off-road parking and leads to the garage, which benefits from light and power.

# ROWLAND WAY





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### ADDITIONAL INFORMATION

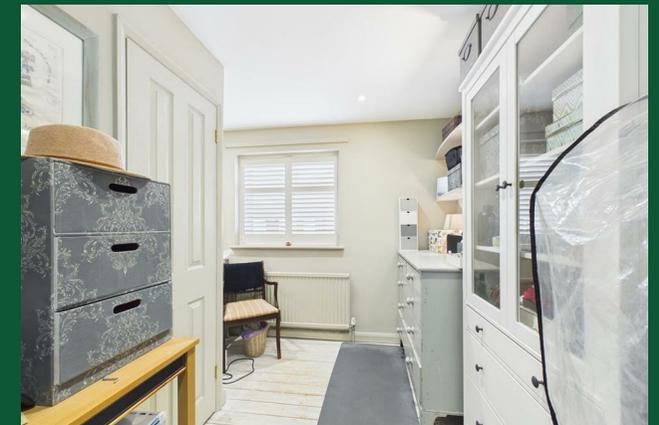
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1494.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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