



Hazlehurst Drive
Aylesbury

**Hazlehurst Drive
Aylesbury
Buckinghamshire
HP21 9TJ**

Guide Price - £385,000

A beautifully presented three bedroom end of terrace family home offering a contemporary interior throughout. The property is located within the highly desirable development of Stoke Grange also known as Elm Farm and is within a short walk of William Harding combined school, local shops, bus links and a local park.

The property accommodation comprises of the following, entrance porch, light and airy living room with gas fireplace, separate study with downstairs toilet, good sized open plan kitchen / diner flowing through to the conservatory with doors opening to the rear garden. The kitchen was recently fitted and benefits from waist height & eye level cupboards as well as fitted appliances which include a fridge / freezer, electric oven with induction hob and washing machine

Upstairs you will find a main bedroom with built in wardrobes, second double bedroom over looking to rear garden, further single bedroom and a modern family shower room with walk in shower and a heated towel rail.

To the rear, French doors from the conservatory lead you out to a sunny rear garden with raised flower beds and a patio area, perfect for alfresco dining on those warm summer evenings.

To the front there is a newly laid, brick paved driveway offering parking for two cars and ample on street parking if required.

Other notable features include, mains gas central heating system, double glazed windows throughout, EV charging point and finally a loft which has been boarded, ladder and power.





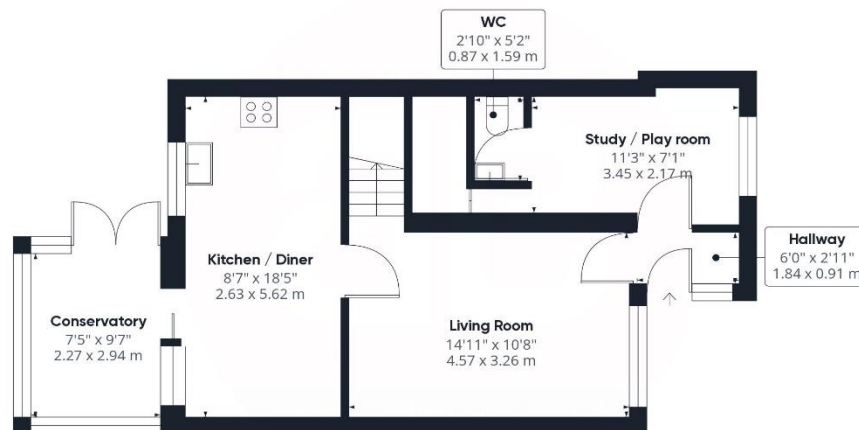
Aylesbury

The county town of Aylesbury offers a comprehensive range of shopping and entertainment facilities, including the fantastic Waterside Theatre and Odeon Cinema.

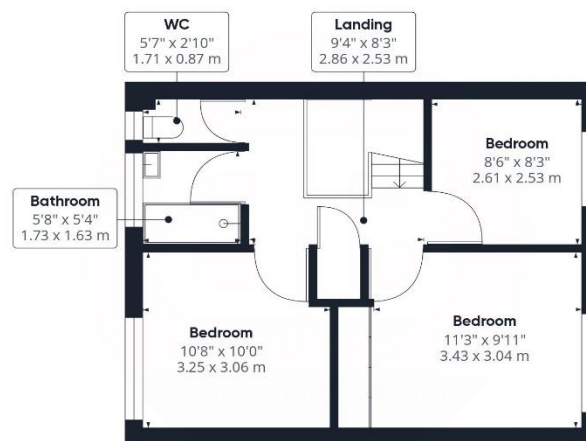
Aylesbury station provides a 50 minute service to London Marylebone. Aylesbury Parkway is an alternative and also serves Birmingham. The M40 can be found just outside Thame. Luton and London Heathrow Airports are both under an hour by road with Birmingham Airport about an hour and a half.

Aylesbury Grammar School along with the High School and the Sir Henry Floyd Grammar School consistently achieve outstanding results locally. Aylesbury College has also undergone a major investment in new buildings and technology in recent years.

EPC RATING - C



Ground Floor



Floor 1

Approximate total area⁽¹⁾

986.87 ft²
91.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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