



## HAZLEHURST DRIVE, ELM FARM, AYLESBURY

PRICE £475,000

FREEHOLD

A three/four bedroom detached home in the popular Elm Farm area, ideally located close to reputable schools and excellent road links. Offered with no upper chain, the property features a spacious living room, a kitchen/diner and a versatile family room. Additional benefits include a downstairs cloakroom, three bedrooms, a family bathroom and a private garden. The home also boasts a garage and driveway.



## HAZLEHURST DRIVE

- ELM FARM AREA • THREE/FOUR BEDROOM
- DETACHED HOME • NO UPPER CHAIN • CLOSE TO
- WELL REGARDED SCHOOLS • FANTASTIC ROAD
- LINKS • GARAGE AND DRIVEWAY • VERSATILE FAMILY
- ROOM/BEDROOM • ENCLOSED REAR
- GARDEN • DOWNSTAIRS
- WC/UTILITY • KITCHEN/DINER



### LOCATION

Elm Farm is a popular development situated on the southside of Aylesbury. Easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

### ACCOMMODATION

The ground floor begins with a porch leading into a hallway with stairs rising to the first floor. The living room is a comfortable space, featuring a fireplace as a focal point. To the rear, the kitchen/diner offers ample room for both cooking and dining, with space for a cooker, an additional appliance, and a dining table set. A useful storage cupboard adds practicality, and a door leads through to a versatile family room, which could also serve as a fourth bedroom depending on requirements. Completing the ground floor is a WC/utility room, with space for a washing machine and housing the boiler.

Upstairs, the first floor landing provides access to the loft and includes an airing cupboard. There are three

bedrooms and a family bathroom serving the accommodation.

Externally, the property benefits from an enclosed rear garden featuring a patio area, steps leading up to a lawn, and well-stocked shrub borders. Gated side access leads to the front of the property. Further advantages include a garage with light and power, along with a block paved driveway providing off-road parking.

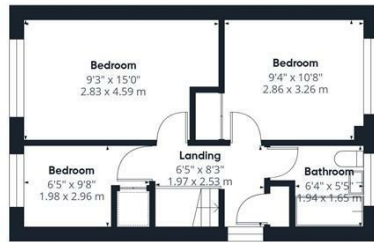
This is a fantastic opportunity to acquire a versatile and well-located home in a popular residential area.

# HAZLEHURST DRIVE





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1089 ft<sup>2</sup>  
 101.2 m<sup>2</sup>

Reduced headroom  
 3 ft<sup>2</sup>  
 0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

George David & Co  
 46 High Street  
 Aylesbury  
 HP20 1SE

01296 393 393  
 info@georgedavid.co.uk  
 www.georgedavid.co.uk

