HILLIER ROAD, HAWKSLADE, AYLESBURY

75% SHARED OWNERSHIP
£157,500
LEASEHOLD

A well presented one bedroom terraced house in the popular Hawkslade area, offered on a 75% shared ownership basis. The property features a bright living room, modern kitchen, spacious bedroom and a bathroom. Outside benefits include a private garden and off-road parking, making it an ideal opportunity for first-time buyers.

GEORGE DAVID

HILLIER ROAD

• 75% SHARED OWNERSHIP • POPULAR HAWKSLADE AREA • WELL PRESENTED THROUGHOUT • OFF-ROAD PARKING SPACE • ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES • CLOSE TO HOSPITAL • BEDROOM WITH BUILT-IN WARDROBE • MODERN KITCHEN • IDEAL FOR FIRST TIME BUYERS

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 a bright and welcoming living room, featuring a bay window that allows plenty of natural light to fill the space. There is ample room for a range of living and dining furniture, as well as stairs leading to the first floor.

The modern kitchen is fitted with a range of base and wall units, an inset gas hob, oven, and cooker hood, with additional space and plumbing for a washing machine. A utility cupboard provides extra storage space and room for a fridge/freezer.

Upstairs, the landing gives access to the loft and an airing cupboard. The double bedroom benefits from a built-in wardrobe, offering practical storage. The bathroom is fitted with a WC, wash basin, and a corner bathtub with a shower attachment.

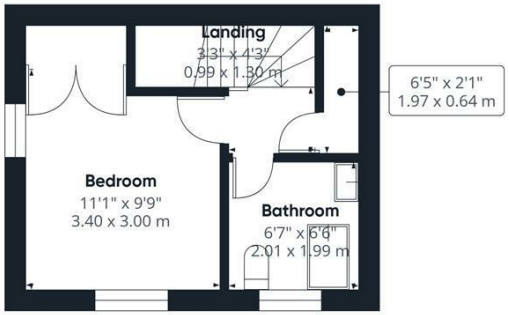
Outside, the property features a well-maintained enclosed rear garden with a lawn, small trees, and a garden shed, perfect for outdoor relaxation or storage. To the front, there is off-road parking for one vehicle.

NOTES

75% Shared Ownership - 99 year lease with 78 years left. Rent £270 approx p/m.

HILLIER ROAD

Ground Floor



Floor 1

Approximate total area(1)
412 ft²
38.3 m²

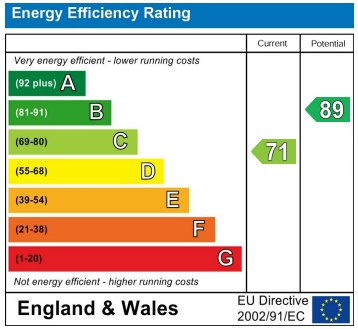
Reduced headroom
14 ft²
1.3 m²

(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.

GIRAFFE360



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