



UPPER ABBOTTS HILL, HARTWELL, AYLESBURY

OFFERS IN EXCESS OF £280,000

FREEHOLD

A well-presented two-bedroom home situated in a quiet cul-de-sac and walkway position, within easy walking distance of Sir Henry Floyd Grammar School and approximately one mile from Aylesbury town centre and railway station.



UPPER ABBOTTS HILL

• POPULAR HARTWELL AREA • TWO
BEDROOM HOUSE • SPACIOUS LIVING
ROOM • GARAGE IN NEARBY
BLOCK • OFF-ROAD PARKING • TWO
DOUBLE BEDROOMS • ENCLOSED REAR
GARDEN



ACCOMODATION

A well-presented two-bedroom home situated in a quiet cul-de-sac and walkway position, within easy walking distance of Sir Henry Floyd Grammar School and approximately one mile from Aylesbury town centre and railway station.

The property enjoys a particularly pleasant position, with green open space situated at the end of the terrace, providing a sense of space and privacy. The accommodation offers a spacious living room, together with a generous kitchen/breakfast room, two good-sized double bedrooms and a modern white bathroom suite.

To the rear is a south-easterly facing garden, offering a good degree of natural light and providing an attractive outdoor space for relaxing and entertaining.

Further benefits include gas central heating and double glazing. The property also comes with a garage situated in a nearby block, with parking available in front, providing useful additional storage and off-road parking.

LOCATION

Hartwell Estate

Ideally positioned within the sought-after Hartwell area, this property offers convenient access to a wide

range of local amenities and excellent transport links.

The property is within walking distance of Sir Henry Floyd Grammar School, making it particularly appealing to families. Approximately one mile from the town centre and mainline train station, it also provides easy access to the surrounding area.

For commuters, the property is conveniently located for road links towards Thame and the M40, providing excellent connectivity to Oxford, London and the wider motorway network.

A variety of shops, schools, cafés, restaurants and everyday amenities are close by, while the surrounding area also offers a range of recreational facilities and green spaces.

An excellent location combining accessibility, convenience and proximity to highly regarded schooling.

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