



## SLATTENHAM CLOSE, HARTWELL, AYLESBURY

PRICE £340,000

FREEHOLD

A well presented three bedroom end-of-terrace home, situated in a popular residential location. Offered in excellent order throughout, this property features a living room, stylish modern kitchen, utility room, three bedrooms and a family bathroom. Externally, the property benefits from a private garden, along with a garage and off-road parking to the rear. An ideal home for families, first-time buyers, or those looking to upsize in a popular and well-connected area.



# SLATTENHAM CLOSE

- POPULAR RESIDENTIAL LOCATION • THREE BEDROOM HOME • PRESENTED IN EXCELLENT ORDER THROUGHOUT • STYLISH KITCHEN / DINER • GOOD ROAD LINKS • FRONT AND REAR GARDENS • UTILITY AREA • GARAGE AND OFF ROAD PARKING



## 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 approached via a front garden with pathway leading to the front door. Upon entering, there is a practical area with space for coats and shoes.

A door leads through to a good sized living room, a bright and comfortable space perfect for relaxing or entertaining, with stairs rising to the first floor.

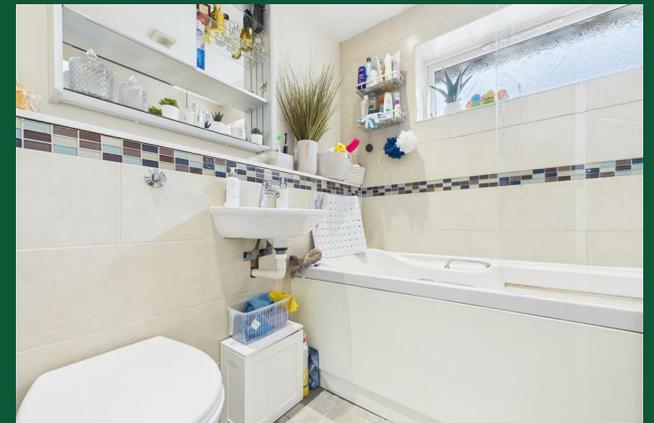
To the rear of the property is a stylish kitchen/diner, thoughtfully designed and well-appointed. The kitchen features an inset electric hob with oven below, splashback and extractor fan over, along with space for a fridge freezer. There is room for a dining table and chairs. Double doors open directly onto the rear garden, allowing natural light to flood the space and

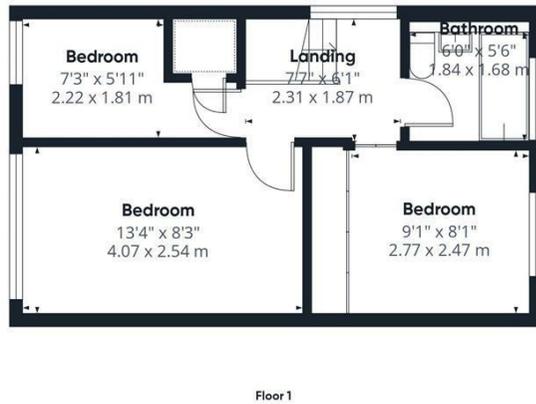
providing seamless indoor-outdoor living.

The first floor landing provides access to the loft and leads to three bedrooms. Bedroom two benefits from fitted wardrobes, offering excellent storage solutions. The remaining bedrooms are versatile, ideal for family members or a nursery/home office. The family bathroom completes the upstairs accommodation.

Externally, the property continues to impress. A South-West facing garden features a large patio area, perfect for outdoor dining and entertaining, alongside a lawned section. Gated rear access leads to the garage and off-road parking, providing convenience and security. There is also access to a useful utility area with space for a washing machine and tumble dryer, along with additional storage space.

## SLATTENHAM CLOSE





Approximate total area<sup>(1)</sup>  
756 ft<sup>2</sup>  
70.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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