

**£250,000**

Hawkslade. 2 double bedroom semi detached bungalow in a cul de sac location. Excellent condition and decorative order throughout. Electric heating and double glazing. Gardens front and rear. Wet room , fully appointed kitchen breakfast room. Walking distance to local shops, bus stop and countryside walks. Aylesbury town centre is nearby with all its amenities including the new Theatre and restaurant district. Mainline station at Stoke Mandeville connecting to London Marylebone. Access to the A41/M25 is a short drive away. No upper

# Property Description

## **ENTRANCE**

Composite front door opens to:

## **ENTRANCE HALL**

Electric heater, twin doors to built in coats cupboard.

## **LOUNGE**

Aspect to the front, wood effect laminate flooring, electric heater, door to inner hallway.

## **INNER HALLWAY**

Electric heater, access to loft space, door to airing cupboard, wood effect laminate flooring.

## **KITCHEN**

Refitted with a range of storage units at base and eye level, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, oven and ceramic hob with stainless steel extractor over, Karndean flooring, breakfast bar, double glazed door to the side with canopy porch.

## **BEDROOM ONE**

Aspect to the front, wood effect laminate flooring, electric heater.

## **BEDROOM TWO**

Aspect to the rear, wood effect laminate flooring, electric heater.

## **WET ROOM**

Tiled flooring and walls, shower, pedestal wash hand basin, low level wc.

## **OUTSIDE**

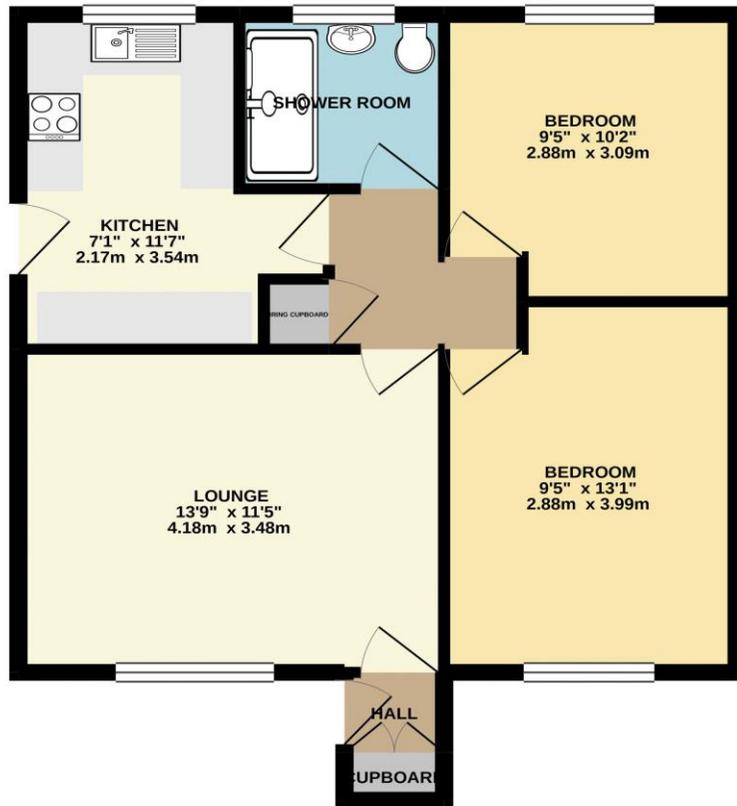
### **FRONT GARDEN**

Laid to lawn.

### **REAR GARDEN**

Gated side access, patio area, lawns, shrubbery, timber shed, fully fenced and enclosed.

GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.

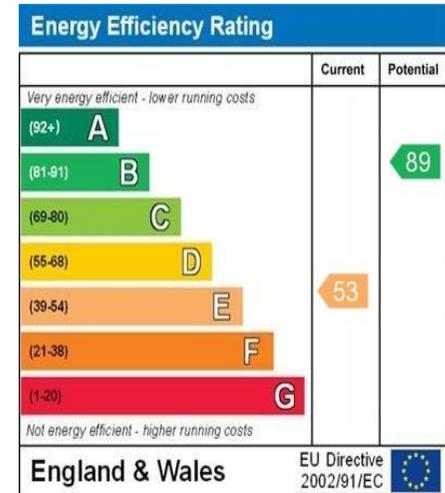


TOTAL FLOOR AREA: 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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