



Enborne Close, Aylesbury, Buckinghamshire, HP21 9ND

 **Christopher Pallet**
Professional advice since 1973

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Aylesbury,
Buckinghamshire,
HP21 9ND**

**Guide Price £250,000
Freehold**

Located in a quiet cul de sac is this two bedroom home on the popular Hawkslade development on the south side of Aylesbury. The property benefits from two double bedrooms, a private enclosed rear garden, a garage in a nearby block and much more.

The accommodation comprises, entrance porch, sitting room, kitchen, conservatory, two bedrooms, bathroom, gardens and a garage.

Enborne Close is located on the ever popular Hawkslade development. The property is in catchment for the highly regarded Aylesbury Grammar School for boys and Aylesbury High School for girls. Local shopping facilities are available a short walk from the property with a more extensive choice available just a short drive in Aylesbury town centre. There is also mainline rail access into London, Marylebone with a journey time of just under an hour via either Stoke Mandeville Station.





A modern two bedroom home ideal for a first time home or investment purchase

On The Ground Floor

The front door opens to a entrance porch leading to the sitting room. This well proportioned room has stairs rising to the first floor, window to the front and a doorway leading to the kitchen. The kitchen has a range of both floor and eye level units providing ample storage, a single drainer sink unit. There are spaces for the usual appliances, window and door to the conservatory. A spacious conservatory with doors opening to the rear garden.

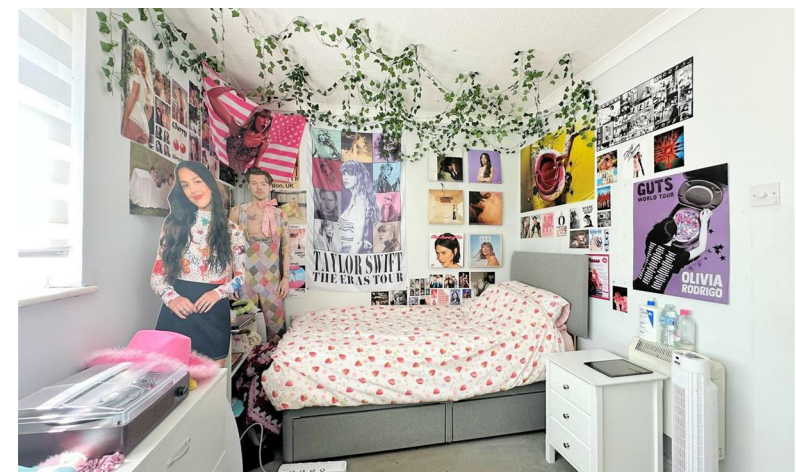
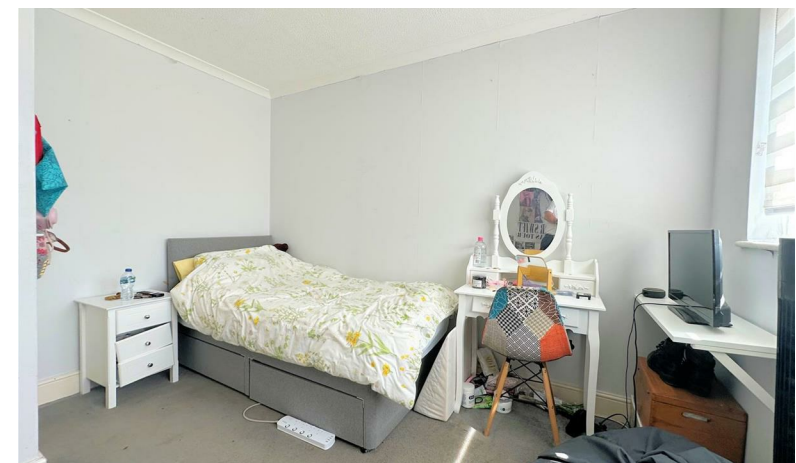
On The first floor

The landing provides access to all first floor rooms and access to the loft. There are two double

bedrooms with built in wardrobes to the rear bedroom. The family bathroom has a three piece suite with tiling to splash sensitive area.

Outside

The rear garden is paved providing a excellent seating area, with a planted bed to the left hand side and enjoys a good degree of privacy. The front garden is enclosed by a picket fence with a gate and pathway leading to the front door and a storage cupboard. There are mature flowering shrubs and plants to the side. There is a single garage in a near by block.



Directions

what3words ///motion.living.animal
Council Tax: Band C

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing and Contact Details

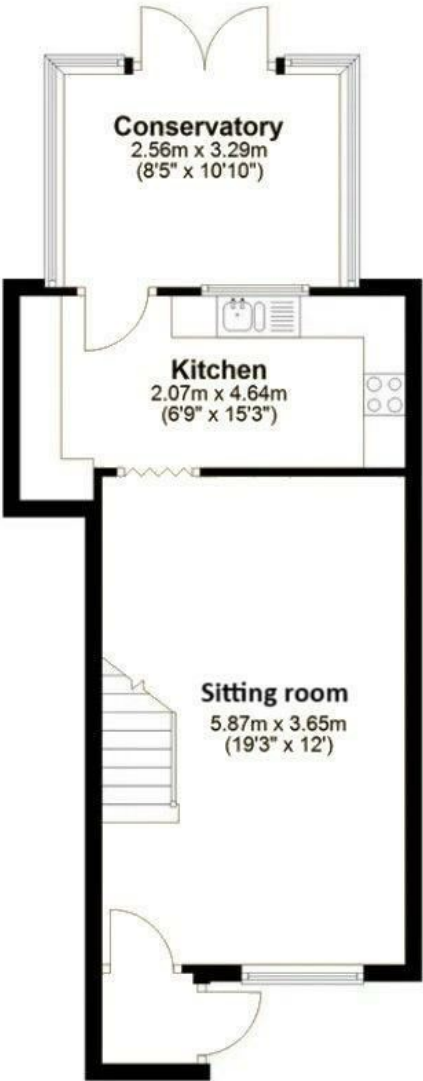


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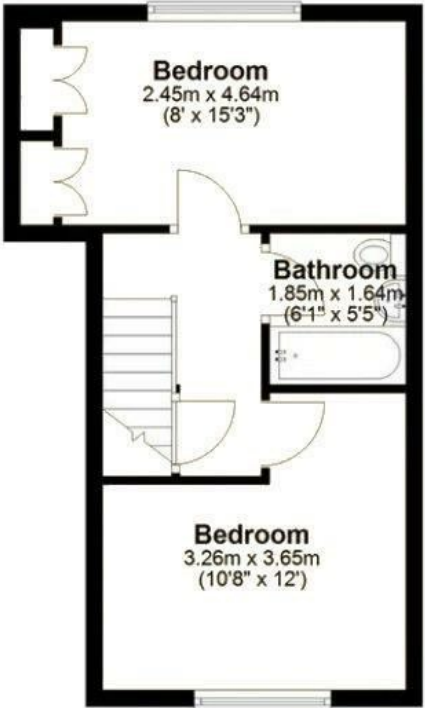
Ground Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 72.6 sq. metres (781.3 sq. feet)



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