





# 17 Hillington Close, Aylesbury, Buckinghamshire, HP19 7SG

Offered to the market with NO ONWARD CHAIN, this bright and spacious two DOUBLE bedroom terraced home with a LOFT CONVERSION is presented in good condition throughout and is ideal for first-time buyers, downsizers, or investors. The property is tucked away in a quiet cul-de-sac on the popular Hartwell development, a highly regarded residential area known for its peaceful surroundings, local green spaces and excellent transport links. Hartwell benefits from easy access to Aylesbury town centre, a range of local shops and amenities, reputable schools and the mainline railway station, offering direct services to London Marylebone - making it perfect for commuters. The accommodation comprises: an entrance porch, a generous lounge/diner, a spacious modern kitchen and a conservatory providing additional living space overlooking the garden. To the first floor are two DOUBLE bedrooms and a family bathroom, with a versatile loft room offering potential as a home office or hobby space. Further benefits include a garage in a nearby block with parking in front, an enclosed rear garden, gas central heating and UPVC double glazing.

**NO ONWARD CHAIN**

**VERSATILE LOFT ROOM**

**GOOD CONDITION THROUGHOUT**

**TWO SPACIOUS DOUBLE BEDROOMS**

**CONSERVATORY**

**ENCLOSED REAR GARDEN**

**GARAGE & PARKING**

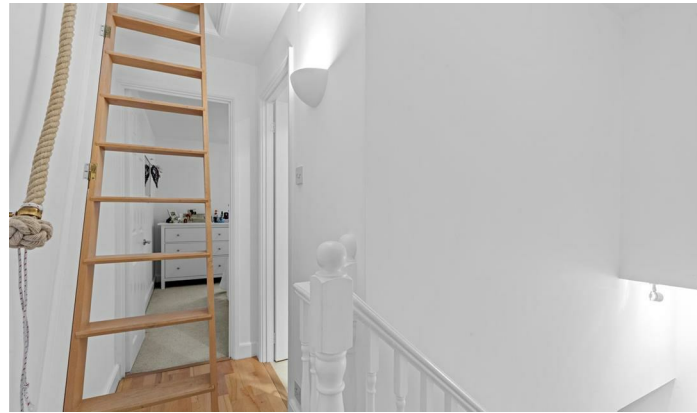
**QUIET & TUCKED AWAY LOCATION**

**LARGE LIVING ROOM**

**GAS CENTRAL HEATING**











Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**Hurst** Estate Agents

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