



# 23 The Pastures, Aylesbury, Buckinghamshire, HP20 1XL

Offered to the market with NO ONWARD CHAIN, this freehold one-bedroom house with a private enclosed garden is presented in good condition throughout. Situated On The Pastures within the popular Coppice development, the property enjoys a pleasant residential setting with easy access to open green spaces, local parks and established footpaths, making it ideal for walking, outdoor exercise and dog owners. Everyday amenities are close at hand, including a Tesco Express and other local conveniences.

The accommodation comprises an entrance hall, lounge/diner, modern fitted kitchen, double bedroom with built-in storage cupboard and a modern shower room. Additional benefits include a private garden, allocated parking bay (with further on-street parking available), electric heating and UPVC double glazing.

The Coppice is well regarded for its convenient location, offering regular bus services into Aylesbury town centre, easy access to the A41 for commuters, and a short drive to Aylesbury railway station, providing mainline links to London Marylebone. The combination of good transport links, local amenities and nearby green space makes this a well-balanced and practical location.

**EXCELLENT CONDITION THROUGHOUT**

**NEWLY FITTED KITCHEN**

**NEWLY FITTED SHOWER ROOM**

**NO ONWARD CHAIN**

**FREEHOLD HOUSE**

**PRIVATE ENCLOSED GARDEN**

**ALLOCATED PARKING BAY**

**CLOSE TO OPEN GREEN SPACE**

**SOUGHT AFTER LOCATION**

**CLOSE TO A41**





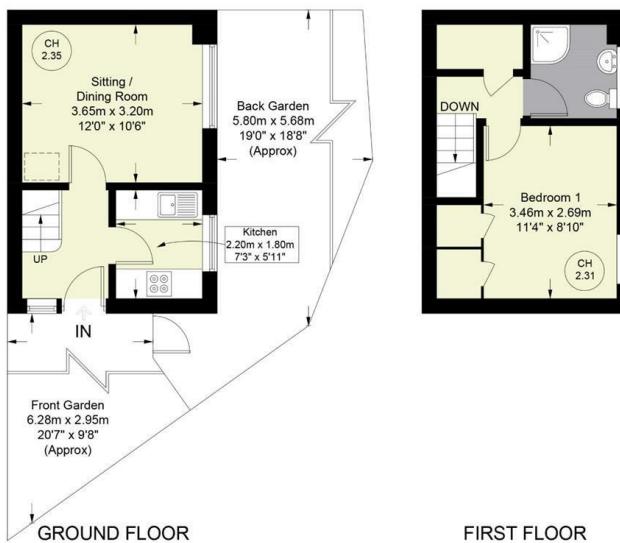


### The Pastures

Approximate Gross Internal Area  
Ground Floor = 219 sq ft / 20.4 sq m  
First Floor = 217 sq ft / 20.2 sq m  
Total = 436 sq ft / 40.6 sq m



[Dashed Box] = Reduced headroom below 1.5m / 5'0"      CH 2.35 = Ceiling Height



FIRST FLOOR

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.

Estate Agents  
**Hurst**

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