

# SELECT PROPERTIES

Telephone 01296 747045  
Facsimile 0870 051 7579  
e-mail [enquiries@selprop.com](mailto:enquiries@selprop.com)  
Web site [www.selprop.com](http://www.selprop.com)

Park Cottage,  
Lower Hartwell,  
Aylesbury,  
Buckinghamshire, HP17 8NR

**REF BG277-10084**

## LOCATION

This pretty, single storey property is in a hamlet close to a thriving and lively market town in the Lot department.

## DESCRIPTION

The property consists of the house, a wooden building housing the central heating oil tank and a garden implement store. The garden, full of flowers, measures **783 m<sup>2</sup>**.



There are tiled floors throughout the accommodation which comprises an arcaded conservatory of 22.5 m<sup>2</sup>, a salon of 27.5 m<sup>2</sup> with a fireplace and an insert, and two French doors opening into the conservatory and a dining room of 25 m<sup>2</sup>. There are three bedrooms, two of 9 m<sup>2</sup> one of which has a built-in cupboard and one of 8.5 m<sup>2</sup>, a shower room of 6 m<sup>2</sup> with two fitted wash hand basins and a separate loo. A corridor of 11 m<sup>2</sup> has a walk-in wardrobe. An extension of 50 m<sup>2</sup> contains an equipped kitchen and a workshop/box room. In addition, with cement floors, there is a garage, a storeroom, an oil-fired central heating boiler room with a hot water cylinder.

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Mains water, electricity, telephone and drainage are connected. There is oil-fired central heating.



**This is a very attractive property and is in a very convenient position.**

**PRICE 277,200 € including Agents' fees.**

The above details are meant as a guide only. They are only indicative of the property, do not form any part of a contract and may be changed.