

# SELECT PROPERTIES

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

**REF MG175-2242**

## LOCATION

This property is on a small estate in a lively and popular village with all amenities in the south of the Lot department

## DESCRIPTION

The property, which has gas central heating and is in good condition, consists of the house and a garage of 30 m<sup>2</sup> with a utility area set in enclosed gardens of **1030 m<sup>2</sup>**.



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The accommodation comprises an entrance hall, a sitting room of 25 m<sup>2</sup> with a lower level open plan kitchen of 15 m<sup>2</sup>. There are two bedrooms of 10 m<sup>2</sup> and 9 m<sup>2</sup>, a bathroom and a separate loo.

Mains water, electricity and drainage are connected.

**PRICE 175,000 € 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.