

# 3 Bedroom End Terrace

60 SHARP CLOSE, AYLESBURY  
BUCKINGHAMSHIRE HP21 8RR



**£345,000**

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# LOCATION

Situated just 1.2miles walk from Aylesbury mainline train station connecting with London Marylebone in under an hour and just 0.6mile walk to Stoke Mandeville Hospital, Sharp Close is conveniently located for access to both. Falling within catchment for the Ofsted 'Good' rated William Harding

## THIS HOME FEATURES

THREE BEDROOM END TERRACE  
WALK OF STOKE MANDEVILLE  
HOSPITAL  
CATCHMENT FOR WILLIAM  
HARDING SCHOOL  
MODERN FITTED  
KITCHEN/DINER  
LOUNGE  
GUEST CLOAKROOM  
ELECTRIC GEATING

Infant and Primary School which is situated just 0.7mile walking distance from your door. Small and full scale amenities are available in the nearby town centre as well ample leisure activities & restaurants.

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# LIVING AREA

3

## BEDROOMS

*The property has three bedrooms all of which are located on the first floor.*

## KITCHEN/DINER

*The refitted kitchen has a range of storage units at base and eye level, single bowl sink and drainer, tiled splash backs, roll top work surfaces, integrated double oven, hob with hood over, integrated dishwasher integrated fridge/ freezer and washing machine.*

## BATHROOMS

*The property benefits from a modern four piece bathroom suite comprising low level w/c, pedestal wash hand basin, panel bath with walk in shower. Guest cloakroom.*

## RECEPTIONS

*The property offers a spacious living room with aspect to front and rear.*

## OUTSIDE

*The garden is mainly laid to lawn, patio seating area, side garden area laid to patio gated access to front.*

## PARKING

*The allocated parking has been part enclosed to create the side garden and could be returned to parking.*





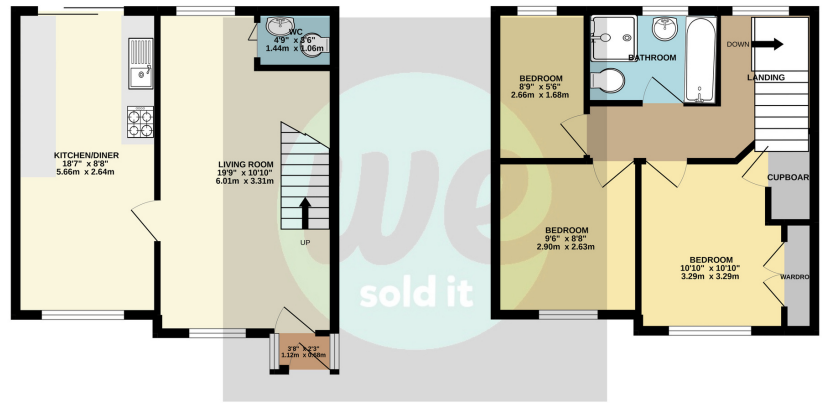
# PROPERTY SUMMARY

We Sold It are pleased to present this three bedroom end terrace family home located on the Brookhurst development. Formerly a two bedroom property before the addition of the extension the accommodation offered comprises living room, guest cloakroom, refitted kitchen/diner, three bedrooms, four piece family bathroom, garden to side and rear. Walk distance of Stoke Mandeville Hospital and falls within catchment for William Harding Infant and Junior School.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.



## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

*MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.*

*THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.*

*The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.*

*We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.*

