# **3 Bedroom CORNER PLOT** POTENTIAL TO EXTEND\*

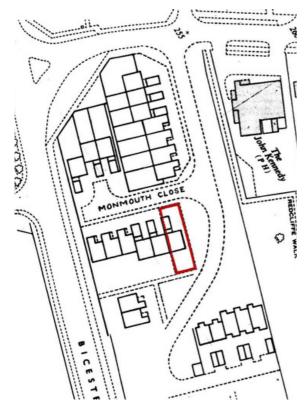
32 Monmouth Close, Aylesbury Buckinghamshire, HP19 9E





## £400,000

#### TEL. 01296 761 331 EMAIL; HELLO@WESOLDIT.CO.UK



# LOCATION

Monmouth Close, situated in Aylesbury, is a well established residential area that offers convenient access to essential amenities and transport links such as Aylesbury Parkway Station connecting to London Marylebone. Providing nearby schooling, recreational facilities and shopping, ensuring essential needs are met within the vicinity. **Residents of Monmouth Close** can enjoy the ease of nearby amenities and a comfortable living environment.



THIS HOME FEATURES CORNER PLOT POTENTIAL FOR DEVELOPMENT\* (\*SUBJECT TO PLANNING PERMISSION) THREE BEDROOMS SEMI DETACHED WALK TO STATION WALK TO STATION WALK TO SHOPS GARAGE & DRIVEWAY CONSERVATORY OUTBUILDINGS

Via Aylesbury Parkway Station London Marylebone is accessible in around an hour whilst country walks, parks and open spaces can be found quite literally on your doorstep.



### PROPERTY SUMMARY

We Sold It are pleased to welcome you to this three bedroom semi-detached family home which offers huge potential for development subject to necessary planning permission. The corner plot garden currently houses outbuildings and workshops but offers potential to extension and/or development. The accommodation comprises entrance hall, guest cloakroom, kitchen, living room with patio doors opening to conservatory which opens to the rear garden, three bedrooms, family bathroom and guest cloakroom. Rear enclosed garden, and garage and driveway.

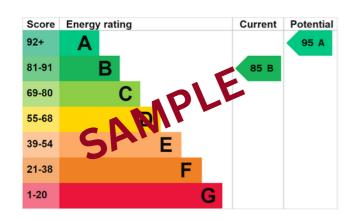
















#### VIEWINGS

### *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.

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