

# 3 Bedroom End of Terrace Family Home

43 Chappell Close, Aylesbury,  
Buckinghamshire, HP19 9QA



**£350,000**

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# LOCATION

Chappell Close, nestled in the heart of Aylesbury, offers a convenient and family-friendly location making it an ideal choice for families and individuals alike. With excellent access to local amenities, schools, and green spaces, Chappell Close provides the perfect balance of convenience and tranquillity. Aylesbury's town centre, with its array of shops, restaurants, and entertainment options, is just a short drive away.

## THIS HOME FEATURES

THREE BEDROOMS  
END OF TERRACE  
WALK TO TOWN  
WALK TO STATION  
WALK TO PARKS  
TWO ALLOCATED  
PARKING SPACES  
GUEST CLOAKROOM  
REAR GARDEN

Additionally, the area benefits from good transport links, connecting residents to nearby towns and cities, enhancing the overall appeal of this welcoming neighbourhood.

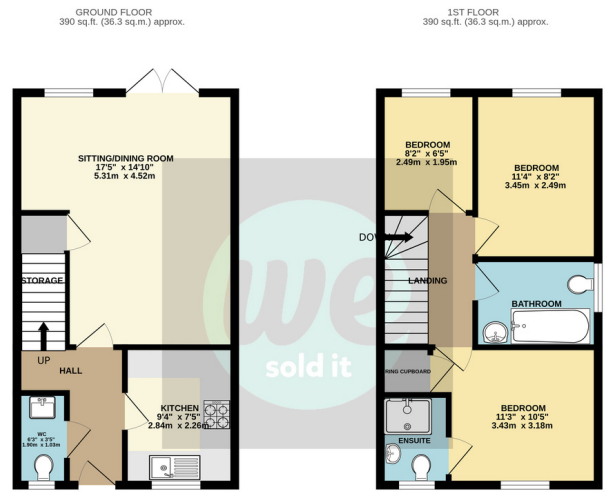


# PROPERTY SUMMARY

Welcome to this modern three-bedroom end-of-terrace family home is situated in a popular residential area, this property is a perfect fit for those seeking modern family living. As you step inside, an inviting entrance hall leads to the open-plan lounge/diner, providing ample space for relaxation and dining. The ground floor also hosts a convenient guest cloakroom. Upstairs, three well-proportioned bedrooms await, including a master bedroom with an ensuite shower, supplemented by a family bathroom. Outside, you'll discover a private, enclosed rear garden, offering a peaceful retreat, allocated parking for two vehicles. With proximity to local amenities and excellent transport links, this home seamlessly combines modern living with convenience for the entire family.



Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 781 sq. ft. (72.5 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas have not been taken and are approximate to a degree for any view. Dimensions are for illustration purposes only and should not be used as a basis for any purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 12023



## 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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