

4 Bedroom Semi Detached Family Home

12 FOSKETT WAY
AYLESBURY HP21 9AX



£410,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Foskett Way is set in a sought-after residential location situated on the southside of Aylesbury, Just 0.5 miles walk of the Ofsted 'Good' rated William Harding Infant and Primary School, Stoke Mandeville Hospital is situated just 0.7miles walk away. London bound train connections can be

THIS HOME FEATURES

WALK TO HOSPITAL
WALK TO SCHOOLS
FOUR BEDROOMS
EN-SUITE
GUEST CLOAKROOM
GARAGE & DRIVEWAY
SEMI-DETACHED
20FT LIVING ROOM
SEPARATE DINING SPACE
UTILITY ROOM

found nearby in Aylesbury and Stoke Mandeville Village and full-scale shopping and leisure facilities are available in Aylesbury Town Centre.

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LIVING AREA

RECEPTIONS

A large living room with patio doors to the rear garden and a window to the front of the property measures 20ft in length providing comfortable family space, additionally there is a separate dining room.

KITCHEN/UTILITY

Units at base and eye level with a rear aspect the kitchen offers ample space for cooking and storage and additionally benefits from a utility room with door leading to rear garden.



BATHROOMS

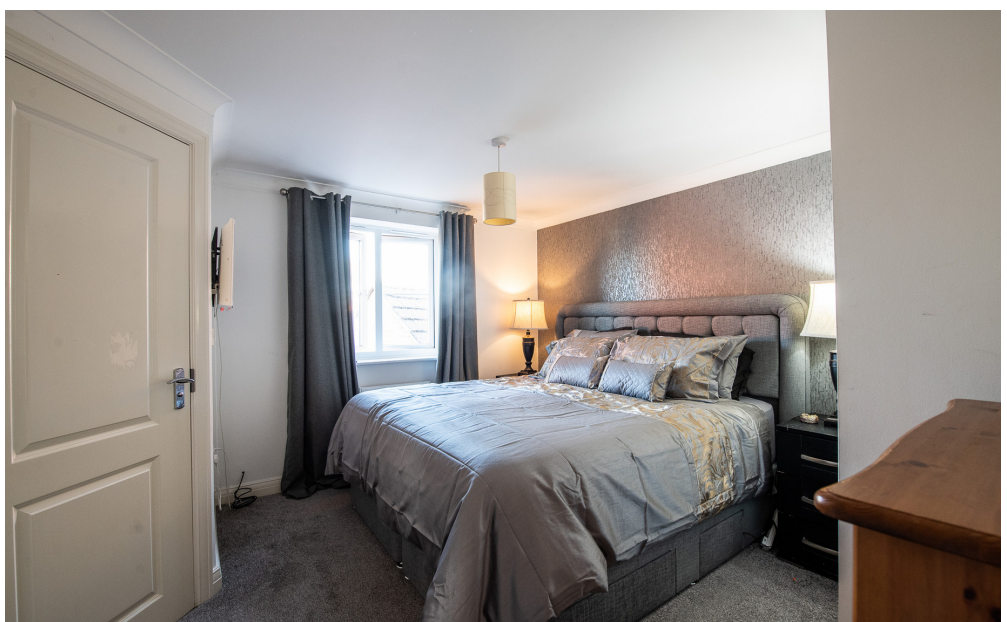
Guest cloakroom is located off the entrance hall whilst upstairs the family bathroom and ensuite shower room (off of master bedroom) are located.

4 BEDROOMS

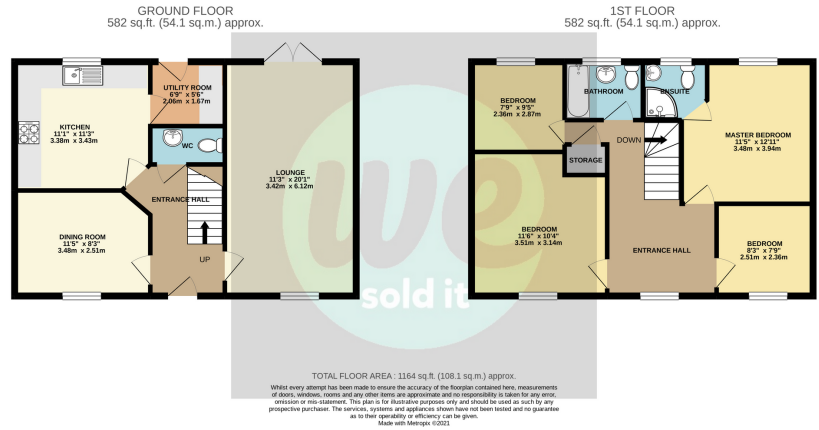
The property benefits from four bedrooms two of which are double and two of which are good sized single bedrooms.



We Sold It are pleased to present this four-bedroom semi-detached home situated just 0.7 miles away from Stoke Mandeville Hospital and 0.5 miles walk from the Ofsted 'Good' rated William Harding Infant and Primary. This spacious family home benefits from a 20ft living room, kitchen and utility, separate dining space and guest cloakroom whilst the first-floor accommodation benefits from having four bedrooms, master bedroom (with ensuite shower) and family bathroom. Outside the property offers a generously proportioned private and enclosed rear garden space, garage and driveway for two vehicles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	87 B



OUTSIDE

The rear garden is on the larger size compared to other properties on the development and provides a safe and secure space for families.

PARKING

Driveway with space for two vehicles leading to garage with up and over door.

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.

