

# 4 Bedroom EXTENDED 1930's SEMI DETACHED

7 Limes Avenue, Aylesbury,  
HP21 7HA



**£585,000**

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# LOCATION

Located in a peaceful Southside setting, Limes Avenue provides a tranquil retreat while enjoying convenient amenities. Within walking distance of Jansel Square, offering mini supermarkets and various shops. Families will appreciate its proximity to renowned schools. Commuting is effortless with easy access to the A41 and close proximity to Aylesbury town centre

## THIS HOME FEATURES

SOUTHSIDE LOCATION  
EXTENDED 1930'S SEMI  
23FT LOUNGE/DINER  
23FT KITCHEN/DINER  
FOUR BEDROOMS  
FOUR PIECE BATHROOM  
GROUND FLOOR SHOWER ROOM  
90FT REAR GARDEN  
OUTBUILDING/GARDEN OFFICE  
BLOCK PAVED DRIVEWAY FOR  
SEVERAL VEHICLES

train station for excellent rail connections. Discover the perfect balance of serenity and convenience at Limes Avenue, a truly desirable place to call home.

# LIVING AREA

## 4 BEDROOMS

*Relax in one of four generously sized bedrooms, comprising three delightful double rooms and a charming single bedroom. This versatile layout offers ample space for rest and relaxation, ensuring everyone in the household can enjoy their own personal haven.*

## BATHROOMS

*The first floor boasts a luxurious four-piece family bathroom, providing a serene retreat for relaxation. On the ground floor, you'll find the convenience of a stylish shower room and practical cloakroom adding a touch of elegance and functionality to the lower level. With these thoughtfully designed and beautifully finished bathrooms, your daily routines will be elevated to a new level of comfort and sophistication.*

## RECEPTION

*Enter this inviting and spacious 23-foot lounge/diner, a versatile area perfect for both relaxation and entertaining. With its generous proportions this room provides a cozy setting for unwinding after a busy day or enjoying quality time with loved ones. The open layout seamlessly connects the lounge and dining spaces, creating a warm and welcoming environment. Whether you're curling up with a good book or hosting a dinner party, the generous lounge/diner offers the ideal space for creating lasting memories and enjoying the company of family and friends.*

## KITCHEN/ DINER

*The spacious 23-foot kitchen/diner is a standout feature, boasting a contemporary design and a range of modern appliances. The well-appointed kitchen includes two built-in ovens, hob, integrated washing machine, dishwasher, and fridge freezer.*

## OUTSIDE

*Step out into the impressive outdoor space. The expansive garden stretches approximately 90 feet in length, offering plenty of room for outdoor activities and enjoying the fresh air. A generous patio terrace awaits, providing an ideal spot for alfresco dining, entertaining, or simply basking in the sun. As you explore further, you'll come across an inviting and well-maintained lawn, perfect for children to play on or for hosting garden parties. Additionally, a timber-built outbuilding awaits, equipped with power and lighting. This versatile space can be transformed into a private office, a home gym, or a tranquil retreat. It also provides convenient storage options, ensuring a clutter-free living environment. Whether you envision peaceful moments in nature, hosting gatherings, or pursuing your hobbies, the outdoor space of this property offers endless possibilities. Enjoy the serenity, soak up the sunshine, and create unforgettable memories in this delightful oasis right at your doorstep.*

# PHOTOS



# PROPERTY SUMMARY

*This beautifully presented semi-detached family home is situated on one of Aylesbury's most sought-after roads, offering a desirable living environment. The property has been thoughtfully extended to create a spacious and comfortable home perfect for a growing family. Step inside to find a welcoming entrance hallway leading to the heart of the home. The generous 23-foot lounge/diner provides a versatile space for relaxation and entertaining, while the impressive 23-foot kitchen/diner features modern appliances and ample storage. A well-appointed shower room on the ground floor adds convenience. Upstairs, there are four well-proportioned bedrooms and an extended four-piece family bathroom. The loft is accessed via a drop down ladder and is fully boarded, insulated with lighting. Outside, the block-paved driveway accommodates up to three cars, complemented by a storage garage.. The rear garden, approximately 90 feet long, offers a delightful mix of lawn and patio areas. A garden room provides versatility for work or leisure. The property benefits from highly regarded school catchment areas, making it an ideal family home. Enjoy a spacious, well-appointed property in a sought-after location, offering modern amenities, ample parking, and a generous rear garden for a desirable Aylesbury lifestyle.*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Parking

*In addition to its impressive outdoor features, this property offers the convenience of a spacious block-paved driveway with ample parking space for several vehicles. Whether you have multiple cars or frequently host visitors, the driveway parking ensures a stress-free experience and adds another practical advantage to this remarkable home. Garage currently used for storage houses central heating boiler, remote operated roller 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.*

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## NOTE

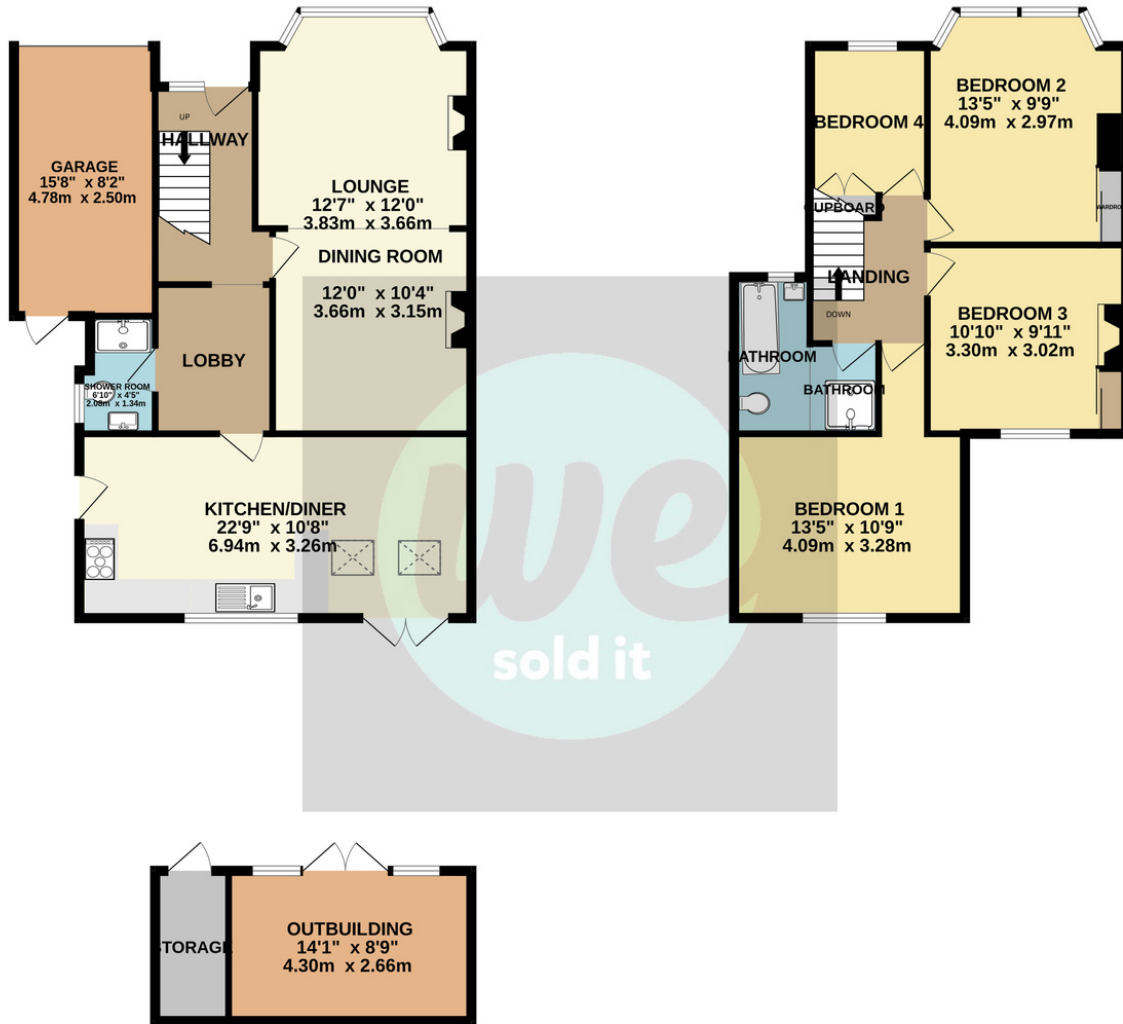
*In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.*



# Floorplan

GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.

1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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