

3 Bedroom Semi Detached

EXTENDED
FAMILY HOME

34 Madeley Road, Aylesbury,
HP21 8BP



£460,000

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LOCATION

Madeley Road is set in a sought-after residential location situated on the southside of Aylesbury. Just 0.8miles from the Town Centre which offers an array of shopping and leisure facilities and the the London Bound mainline train station is just a 0.9miles walk away meaning the property is

THIS HOME FEATURES

EXTENDED FAMILY HOME
SEMI-DETACHED
SOUTHSIDE LOCATION
THREE/FOUR BEDROOMS
POT. GROUND FLOOR
BEDROOM OR OFFICE SPACE
GUEST CLOAKROOM
26FT LOUNGE/DINER
LARGE REAR GARDEN
POTENTIAL TO EXTEND
(SUBJECT TO PLANNING)

conveniently located for commuters. Stoke Mandeville Hospital is less than a mile's walk away. Falling within catchment for William Harding Junior and Infant School which is located 0.6miles from the property.

3/4

BEDROOMS

The bedroom accommodation is well proportioned offer three double bedrooms on the first floor, and a potential fourth bedroom in the garage conversion.

BATHROOMS

A modern, refitted bathroom is located on the first floor comprising walk in double shower, his and her wash hand basin situated in a vanity unit, low level WC.

RECEPTIONS

The property offer generous living accommodation consisting of a 26ft lounge/diner, bi-fold doors leading to rear garden.

KITCHEN/UTILITY

The kitchen has a range of units at base and eye level, inset sink and drainer, work surfaces with contemporary splash backs, integrated double oven, five ring burner hob built in with hood over, integrated dishwasher, doors leading to the utility room offering space for an American style fridge/freezer, plumbing for washing machine, door to rear via inner lobby, door to converted garage.

LIVING AREA



PROPERTY SUMMARY

We Sold It are pleased to offer to the market place this extended three bedroom semi-detached family home located on the sought after Southside of Aylesbury just 0.6 miles from William Harding School. This property has recently undergone refurbishment by the owners and offer three double bedrooms, 26ft lounge/diner, modern fitted kitchen, refitted first floor shower room and guest cloakroom on the ground floor, converted garage providing potential for a fourth bedroom or home office, driveway parking for multiple vehicles.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quantity or efficiency can be given.
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OUTSIDE

The property has front and rear gardens. The front is mainly laid to hard standing providing off road parking. The rear garden is landscaped to incorporate patio terrace and artificial lawn area.

PARKING

Driveway parking for multiple vehicles.

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.

