

3/4 Bedroom Terraced TOWN HOUSE

33 GWENDOLINE BUCK DRIVE,
AYLESBURY HP21 9FN



£390,000

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



LOCATION

Gwendoline Buck Drive 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

TOWN HOUSE
THREE/FOUR BEDROOMS
LARGE MASTER
BEDROOM WITH
ENSUITE
PARKING
FOR TWO VEHICLES
WALK TO SCHOOLS
WALK TO PARK

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

3/4 BEDROOMS

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

RECEPTIONS

The sitting room is located on the first floor, the fourth bedroom/study located on the ground floor and currently used a family room/dining space.

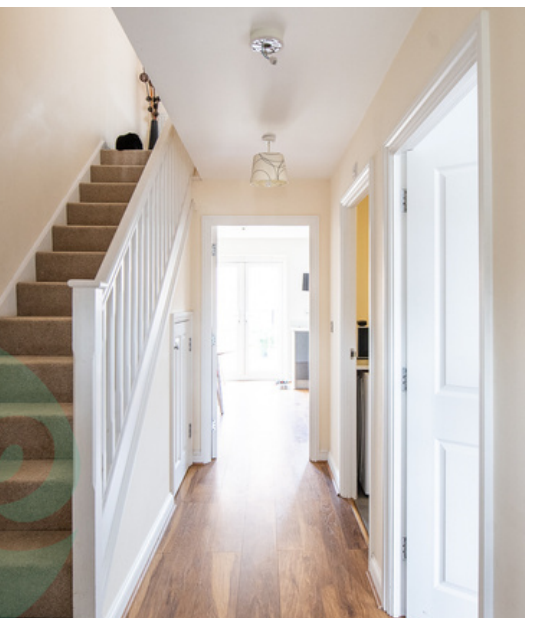
KITCHEN

The kitchen/diner has range of storage units at base and eye level, laminate work surfaces, one and half sink bowel and drainer, fitted oven, four ring gas hob with hood over, space fridge/ freezer integrated dishwasher, space for washing machine, tiled splash backs, tiled floor and double glazed window to front aspect, space for dining table.

BATHROOMS

The property benefits from a family bathroom located on the first floor comprising a low level w/c, wash hand basin, panel bath with shower over and tiled splash backs. Ensuite to master comprises a walk in shower, low level w/c, wash hand basin, tiled splash backs. Cloakroom on the ground floor.

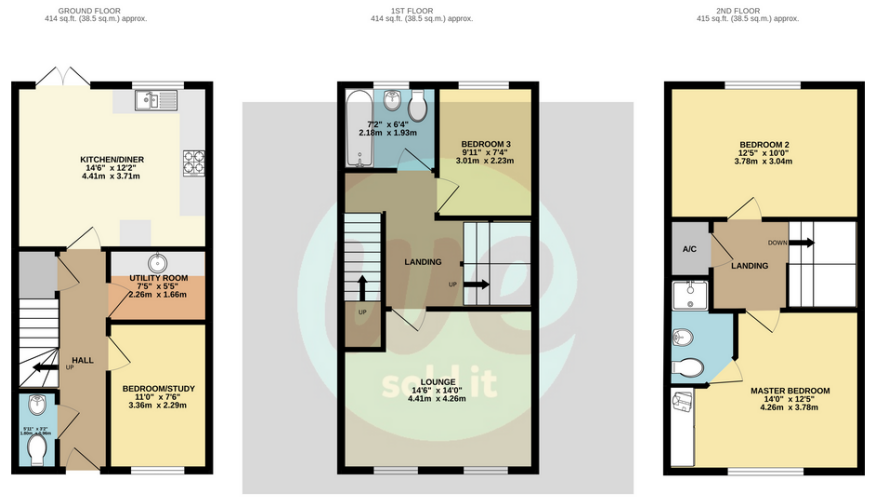




We Sold It are pleased to present this three/four-bedroom terraced family home situated just 0.4 miles away from Stoke Mandeville Hospital and 0.5 miles walk from the Ofsted 'Good' rated William Harding Infant and Primary. This spacious family home benefits from flexible living accommodation and bedrooms spread over three floors. Kitchen/diner and utility room, fourth bedroom/study and guest cloakroom located on the ground floor, the first-floor accommodation benefits comprises sitting room, third bedroom and bathroom, whilst the master bedroom with ensuite and bedroom two are situated on the second floor. Outside, the property benefits from having a landscaped private, and enclosed rear garden, parking for two vehicles.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1243 sq ft (115.5 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.
 Made with Metropix 12/2022

OUTSIDE

Enclosed rear garden, laid to patio area and slate for ease of maintenance, decked area rear gated access,

PARKING

Parking for two 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.

