

3 Bedroom  
Extended Detached  
FAMILY HOME

17 WHITEHEAD WAY  
AYLESBURY, BUCKS, HP21 8JL



**£475,000**

TO ARRANGE A VIEWING CONTACT  
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# LOCATION

Located in the desirable Whitehead Way, this property benefits from a prime location that combines tranquility with convenience. Aylesbury town centre, with its array of shopping, dining, and entertainment options, is just a short distance away.

## THIS HOME FEATURES

DETACHED FAMILY HOME  
THREE BEDROOMS  
MASTER BEDROOM WITH ENSUITE  
CONVERTED GARAGE  
DRIVEWAY  
REFITTED KITCHEN  
BATHROOM  
WALK TO SCHOOLS  
WALK TO STOKE MANDEVILLE  
HOSPITAL  
WALK TO PARK

Excellent schools, parks, and recreational facilities are also within easy reach, ensuring a vibrant and fulfilling lifestyle for the whole family.

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# LIVING AREA

## 3 BEDROOMS

*The property benefits from two double bedrooms plus a single bedroom. Built in wardrobes and ensuite to master bedroom.*

## RECEPTIONS

*The living room is accessed from the entrance hall and benefits from a bay fronted window. The dining room is situated off the kitchen, patio doors lead to the rear garden.*

## KITCHEN

*The refitted kitchen has range of storage units at base and eye level, work surfaces, one and half sink bowl and drainer, fitted double, five ring burner gas hob with hood over, splash backs, integrated fridge/freezer, and dishwasher.*

## UTILITY

*Formerly part of the garage: Storage units at base and eye level, work surface areas, space for fridge/freezer, space for washing machine, space for tumble dryer, door to rear garden, door to internal garage storage.*

## BATHROOMS

*The property benefits from a family bathroom comprising a low level w/c, wash hand basin, panel bath with 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*



Welcome to this extended three-bedroom detached family home offering an abundance of space, comfort, and modern living, providing the perfect setting for your family. The well appointed kitchen, featuring integrated appliances and ample storage, inviting you to unleash your culinary creativity. As you ascend the staircase, you'll find three bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The master bedroom boasts its own en-suite bathroom and built in wardrobe, ensuring a tranquil retreat for parents. The additional bedrooms are spacious and comfortable, providing ample space for children or guests. Outside, a private garden awaits, offering a tranquil haven for outdoor enjoyment and relaxation. From alfresco dining to playtime with children or cherished moments of solitude, this outdoor space is the perfect extension of your living area.



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



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.  
 WeSoldIt.com offers this plan for illustrative purposes only. All dimensions are approximate and subject to change. Measurements and dimensions are given as approximate and for general guide only. We do not warrant the accuracy of any measurements or dimensions. This plan is for illustrative purposes only and should not be used as a basis for any professional judgment. The accuracy of any measurements or dimensions is not guaranteed. All dimensions are approximate and for general guide only. All dimensions are approximate and for general guide only. All dimensions are approximate and for general guide only. All dimensions are approximate and for general guide only. All dimensions are approximate and for general guide only.

# OUTSIDE

An enclosed and private rear garden, laid to lawn with patio area, border flower beds, timber panel shed, side gated access.

# PARKING

The garage is part converted to provide storage and additionally a utility area.  
 Driveway parking.

# VIEWINGS

Strictly by appointment with WeSoldIt.co.uk



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 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.  
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