

4 Bedroom FAMILY HOME

MUCH IMPROVED

75 Belgrave Road, Aylesbury,
Buckinghamshire HP19 9TN



£370,000

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LOCATION

Quarrendon, situated in Aylesbury, is a well-established residential area offering convenient access to essential amenities and transport links. It provides a range of local schools and recreational facilities, ensuring modern family needs are well catered for locally.

THIS HOME FEATURES

FOUR BEDROOMS
REAR ENCLOSED GARDEN
DRIVEWAY
MODERN FITTED BATHROOM
MODERN FITTED KITCHEN
LOUNGE/DINER
IDEAL FAMILY HOME
REAR ENCLOSED GARDEN
1.1 MILE FROM AYLESBURY
PARKWAY STATION

Aylesbury Parkway Station is situated just over a mile away and provides a direct link to London Marylebone.



SUMMARY

We Sold It are delighted to introduce this 4-bedroom family home situated just over a mile from Aylesbury Parkway Station connecting directly to London Marylebone. Inside the property you will find a welcoming space that effortlessly combines modern living and comfort. The generously proportioned rooms provide ample space for a growing family, and the thoughtfully designed layout creates a seamless flow. With a private garden well designed for outdoor enjoyment and easy access to local amenities, schools, and green spaces, this home lends itself perfectly to those seeking a family lifestyle in the heart of Aylesbury. A modern fitted kitchen provides an ideal space for preparing family meals and/or entertaining. A front driveway affords comfortable parking for two vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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.

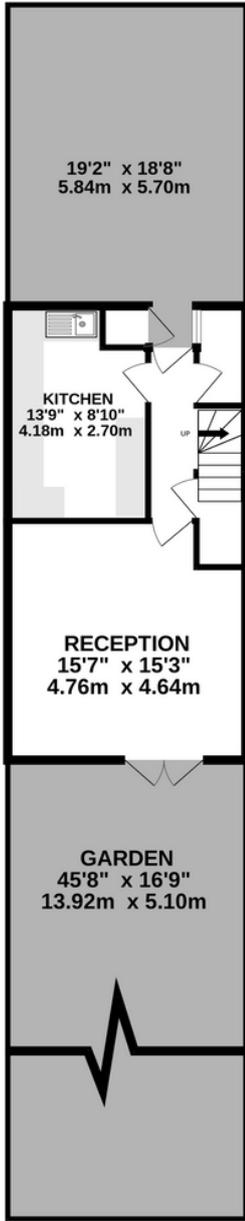


*Fastest Train from Aylesbury to London Marylebone

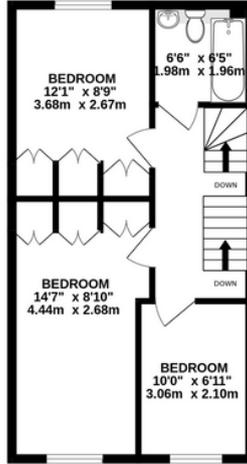
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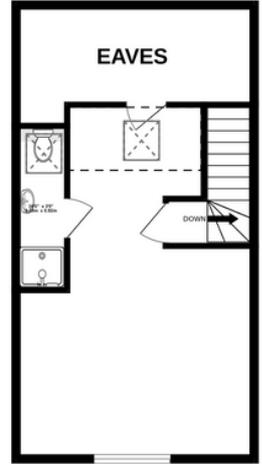
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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