

3 Bedroom Victorian End Terrace

WALK TO TOWN

29a HIGHBRIDGE WALK, AYLESBURY
BUCKINGHAMSHIRE HP21 7SE



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

The property is located just a 0.5mile walk from Aylesbury's mainline train station which connects with London Marylebone in under an hour. Situated in a central location in Aylesbury on street parking is available with a residents permit,

THIS HOME FEATURES

THREE BEDROOMS
VICTORIAN END TERRACE
OFF ROAD PARKING
WALK TO TRAIN STATION
& TOWN CENTRE
OPEN PLAN LIVING SPACE
MODERN FITTED KITCHEN
MODERN FITTED BATHROOM
REAR ENCLOSED GARDEN

Just over half a mile from the Town Centre offering a full range of shopping and leisure facilities and a selection of restaurants.



Nestled alongside a charming stream, this delightful Victorian end-terrace family home offers character, convenience, and modern living. Situated just 0.5 miles from Aylesbury Train Station, the property is ideal for commuters and families alike. Inside, the accommodation includes an inviting entrance hall, a cosy lounge, and dining room—perfect for entertaining. The fitted kitchen and guest cloakroom complete the ground floor. Upstairs, three well-proportioned bedrooms and a family bathroom provide comfortable living space. Externally, the home boasts a front and rear garden, creating opportunities for outdoor relaxation, and benefits from off-road parking for two vehicles. With its blend of period charm and practicality, this home is not to be missed.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



OUTSIDE

The garden is laid to lawn, and enclosed by timber panel fencing providing a private and secure space.

PARKING

Residents permit parking.

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.

