

# 3/4 Bedroom Family Home

## Buckingham Park

42 Colonel Grantham Avenue,  
Aylesbury, HP19 9AP



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## THIS HOME FEATURES

THREE/FOUR BEDROOMS

EXTENDED

TERRACED FAMILY HOME

IMMACULATE CONDITION

GARAGE & PARKING

MODERN

KITCHEN/DINING/LIVING SPACE

LIVING ROOM

LANDSCAPED GARDENS

Buckingham Park, located on the north-western edge of Aylesbury, is a modern and family-friendly development. Designed with convenience in mind, the area provides an array of local amenities, including shops, a community centre, and parks that cater to residents of all ages.

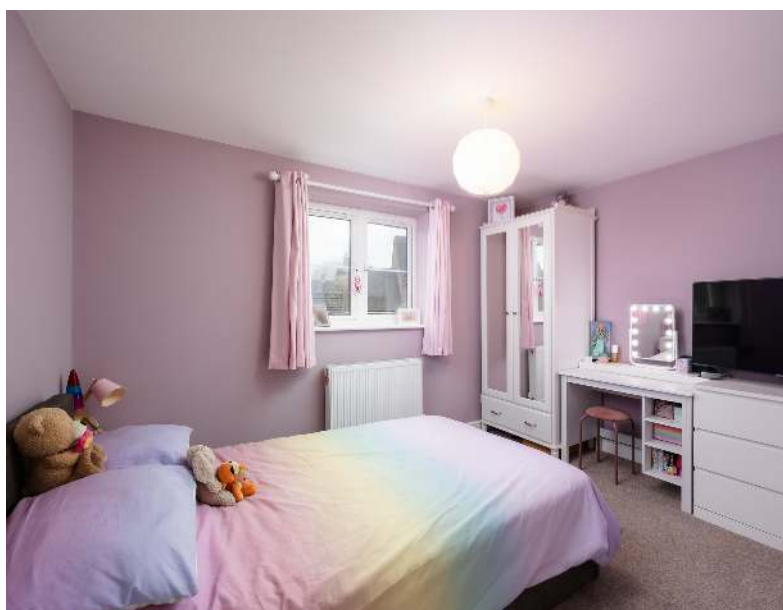
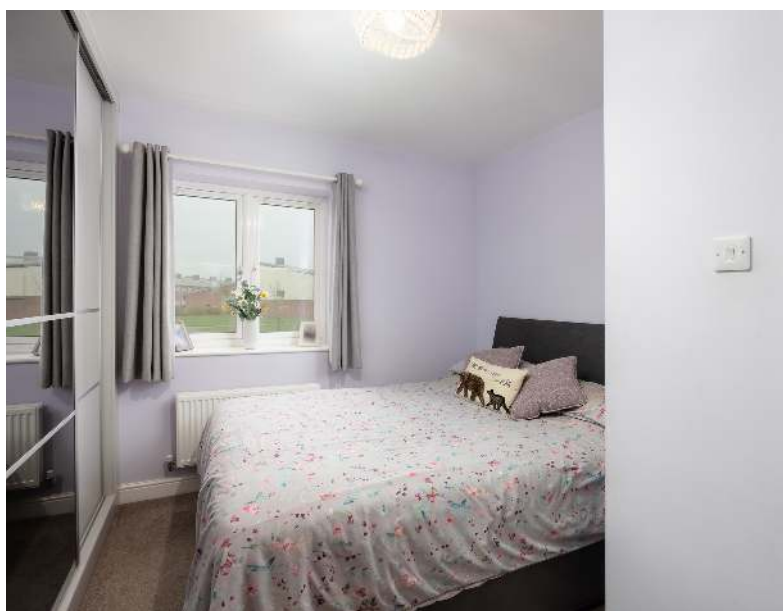
Buckingham Park's well-planned layout features contemporary housing alongside generous green spaces, ideal for leisure and outdoor activities. Families benefit from easy access to nearby schools, while

excellent transport links ensure that Aylesbury's town centre and beyond remain within reach. Whether you're seeking a vibrant local community or a practical base for commuting, Buckingham Park offers a balanced lifestyle in a desirable location.

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*Introducing this superbly improved and extended three/four-bedroom family home on Colonel Grantham Avenue, situated in the popular Buckingham Park development. Presented in excellent order throughout, the property boasts a welcoming entrance hall, guest cloakroom, and a refitted kitchen complete with a dining room—featuring bi-folding doors that open onto the landscaped, low-maintenance rear garden. A separate living room offers additional space for relaxation or entertaining. Upstairs, three generously sized bedrooms and a study room cater to versatile living, while the master bedroom benefits from a refitted ensuite shower room. A modern family bathroom serves the remaining bedrooms. Outside, the courtesy door to the garage enhances practicality. This home offers a perfect blend of comfort, style, and convenience for the modern family.*



GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 here will have been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	85   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](https://www.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.



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