

3 Bedroom

SEMI DETACHED FAMILY HOME

PLANNING PERMISSION GRANTED

34 Waivers Way, Aylesbury
Buckinghamshire, HP21 9SQ



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Waivers Way is situated in the popular Elm Farm development, located in a quiet and family-friendly area of Aylesbury. Known for its well-maintained streets and peaceful atmosphere, Elm Farm offers a perfect blend of suburban living with easy access to local amenities. Waivers Way itself is a sought-after location, offering residents convenient access to Aylesbury's town centre, which is just a short drive or bus ride away. The development is close to a range of schools, parks, and local shops, making it ideal for families and professionals alike.

KEY FEATURES

THREE-BEDROOM HOME
SEMI-DETACHED PROPERTY
SPACIOUS LOUNGE
KITCHEN/DINER
CONSERVATORY EXTENSION
GARAGE AND DRIVEWAY
PARKING FOR SEVERAL VEHICLES
PLANNING PERMISSION
FOR TWO-STORY EXTENSION
IDEAL FAMILY HOME

Excellent transport links, including the nearby A41 and Aylesbury train station, provide quick access to London and surrounding areas. The area's tranquil environment, combined with the convenience of its location, makes Waivers Way and the wider Elm Farm area a great choice for anyone looking to settle in Aylesbury.



WeSoldIt.co.uk is delighted to present this charming three-bedroom semi-detached property located on Waivers Way in Aylesbury. This well-proportioned home features an entrance hall, a spacious lounge, and a generous kitchen/diner that opens into a conservatory extension, offering additional living space. Upstairs, you'll find three comfortable bedrooms and a family bathroom.

Externally, the property benefits from a garage to the side and a driveway with space for three vehicles. Planning permission has already been granted for a part two, part single storey side, rear and front extension, providing excellent potential for further development.

With its desirable location and potential for expansion, this property is ideal for families looking to make their mark. For more information or to arrange a viewing, contact WeSoldIt.co.uk today.

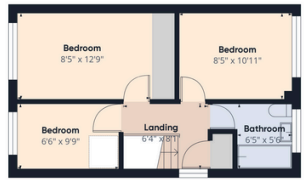


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SAMPLE



Floor 0



Floor 1

Approximate total area¹
1065.14 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

ORAFFE360



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.

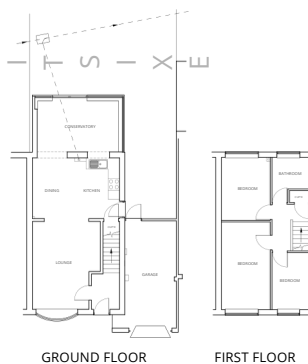
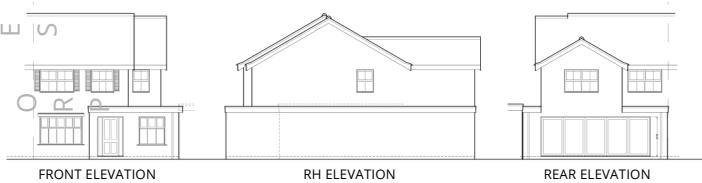
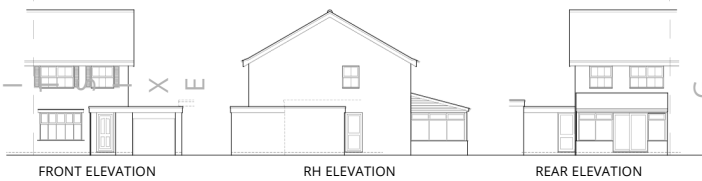
THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

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.

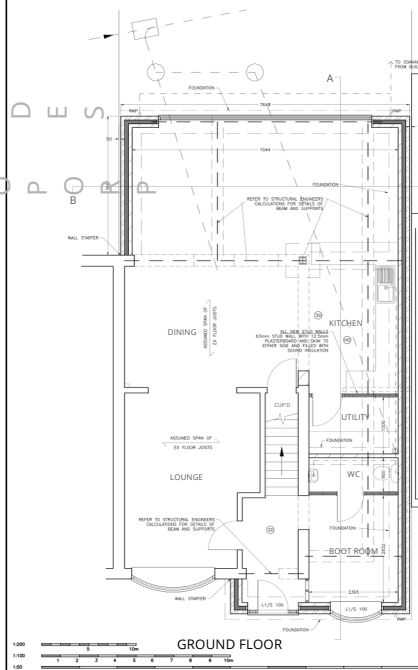
We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information 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.

Tel. 01296 761331
hello@WeSoldIt.co.uk

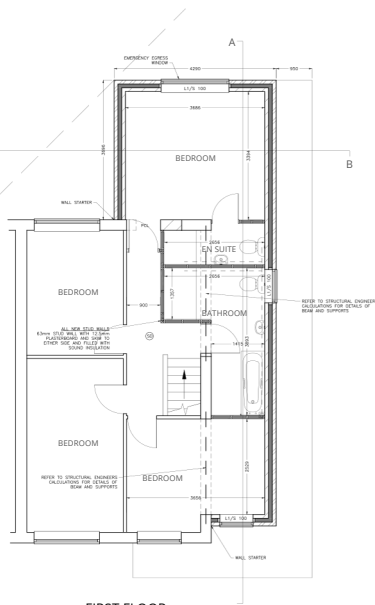




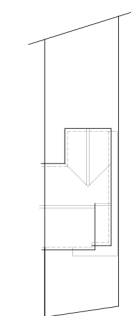
LOCATION PLAN 1:1250



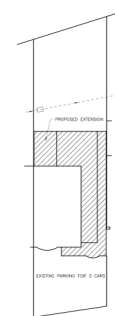
GROUND FLOOR



FIRST FLOOR



PROPOSED ROOF PLAN
1:200



PROPOSED SITE PLAN
1:200

UNBUILT

extensiondesigns	
Architectural & CAD services	
7 Bishopscote Road, Barton, Rye, East Sussex TN31 7JG	
Mr & Mrs Dalton	
34 Wainwright Way, Rye, East Sussex TN31 7JG	
Two storey side/rear extension and internal alterations	
Existing and proposed elevations and plans	
Drawing No	EDL2339-01
Date	25 July 2023
Client	ACS
Scale	1:50, 1:100