

# 3 Bedroom

## 1930's SEMI DETACHED FAMILY HOME

SOUTHSIDE LOCATIN

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Buckinghamshire, HP21 7JJ



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# LOCATION

Walton Way is a well-established residential area located in the heart of Aylesbury, offering a perfect balance of convenience and tranquility. The area is highly sought after, with its proximity to the town centre, local parks, and excellent schools. Residents enjoy easy access to essential amenities, including supermarkets, shops, and healthcare services. Walton Way is also within walking distance to Aylesbury's mainline train station, providing direct routes to London Marylebone, making it an ideal choice for commuters.

## KEY FEATURES

- THREE BEDROOMS
- 1930S SEMI-DETACHED
- SPACIOUS LOUNGE
- DINING ROOM/PLAYROOM
- DOWNSTAIRS WC
- EAVES STORAGE AREA
- FRONT & REAR GARDEN
- DRIVEWAY PARKING
- FAMILY-FRIENDLY LOCATION
- EASY ACCESS TO AMENITIES

The surrounding area boasts green spaces and recreational facilities, creating an ideal environment for families and professionals alike. With strong transport links and a welcoming community, Walton Way offers a fantastic place to call home.



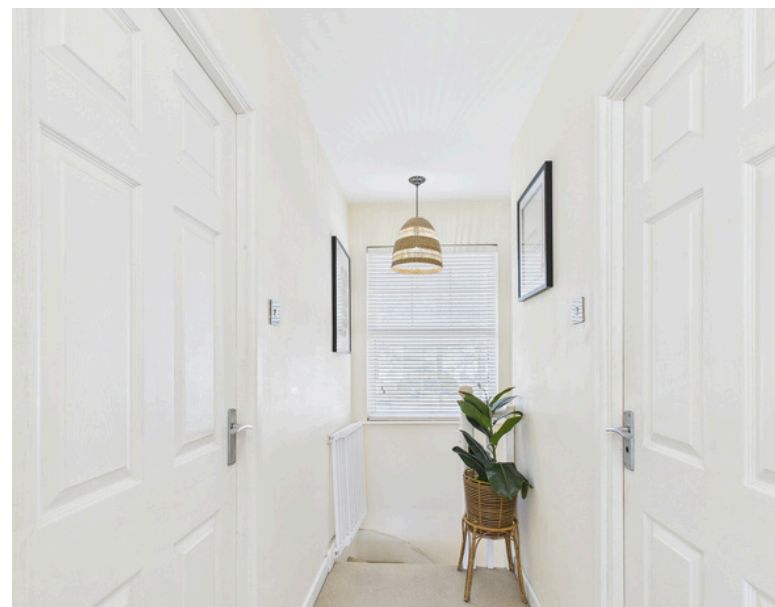








*We Sold It are delighted to present this charming three-bedroom 1930s semi-detached home, located in a desirable part of Aylesbury. This well-maintained property offers a comfortable layout, featuring a spacious lounge, a dining room (currently used as a playroom), and a practical kitchen. The ground floor also benefits from a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, with the added bonus of a large eaves storage area. Outside, the property boasts a front and rear garden, with driveway parking for two vehicles. Situated in a sought-after location, this home is ideal for families, with easy access to local amenities, schools, and transport links. Don't miss out—contact We Sold It today to arrange a viewing!*





GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.

1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Playroom formerly used as a dining room

## 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.



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