

# 2 Bedroom CLUSTER HOME

## Willows Development

12 Ellen Walk, Aylesbury,  
Buckinghamshire, HP21 8YJ



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# WILLOWS

Located within the highly sought-after Willows development, this property is just over a mile from Aylesbury's mainline train station, offering direct services to London Marylebone in just 59 minutes\*. The prestigious Sir Henry Floyd Grammar School is only half a mile away, with a variety of junior and infant schools nearby. Convenient shopping and local amenities are available at Walton Court Centre, less than a mile from your

## THIS HOME FEATURES

- 50% SHARED OWNERSHIP
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- FRENCH-STYLE PATIO DOORS
- PRIVATE ENCLOSED GARDEN
- REFITTED SHOWER ROOM
- ALLOCATED PARKING
- POPULAR WILLOWS DEVELOPMENT
- EXCELLENT FIRST-TIME BUYER OPTION

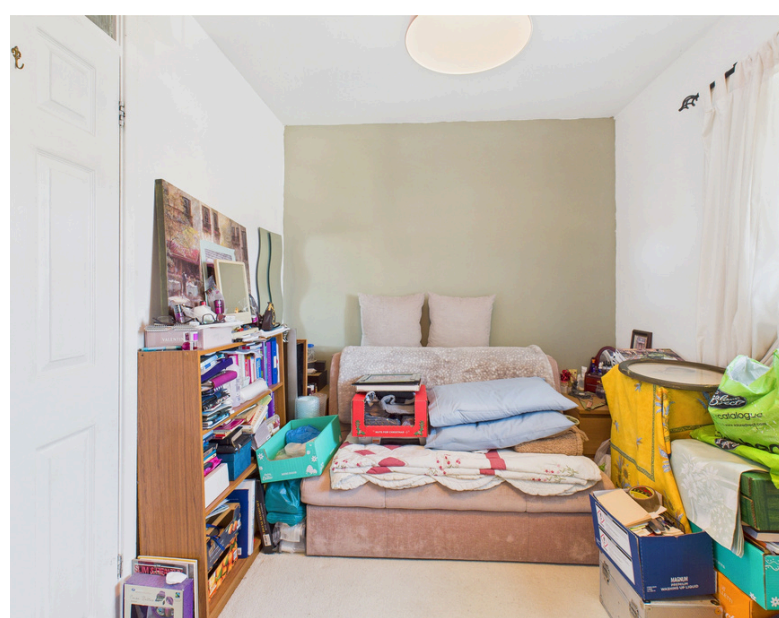
doorstep, while Aylesbury Town Centre is just over a mile away. Residents will enjoy easy access to parks, open spaces, and scenic countryside walks, making it an ideal location for both convenience and outdoor leisure.







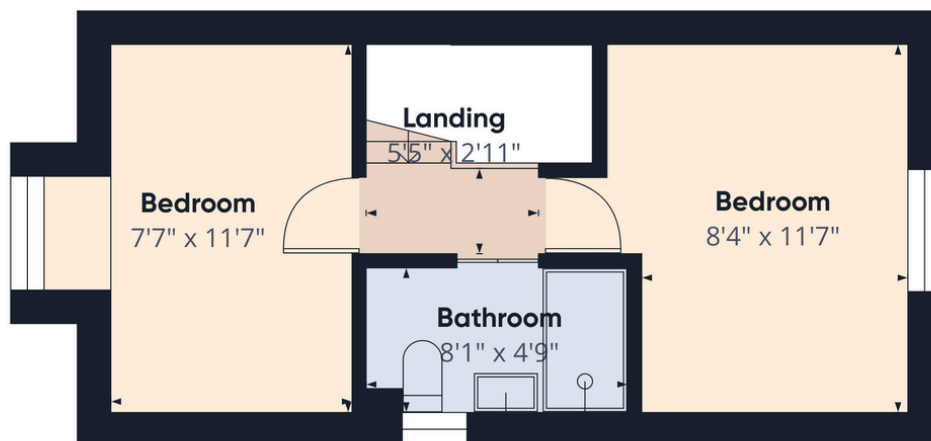
*We Sold It is pleased to present this charming two-bedroom cluster home located on the popular Willows Development. Offered for sale as a 50% share of ownership, this property offers an excellent opportunity for first-time buyers. The accommodation comprises an entrance hall with a large understairs storage cupboard, a modern fitted kitchen, and a spacious lounge with French-style patio doors leading to a private and enclosed rear garden. Upstairs, you'll find two well-proportioned double bedrooms and a refitted shower room. The property also benefits from allocated parking. With its modern features and convenient location, this is a fantastic option for those seeking a comfortable home in a vibrant community.*







Floor 0



Floor 1

Approximate total area<sup>m</sup>  
546 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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