

One Bedroom

FIRST FLOOR MAISONNETTE

STOKE GRANGE

DEVELOPMENT

64 Dalesford Road, Aylesbury
Buckinghamshire, HP21 9XZ



LEASEHOLD

TEL. 01296 761 331
HELLO@WESOLDIT.CO.UK



STOKE GRANGE

Dalesford Road is located in the desirable Stoke Grange area on the south side of Aylesbury, offering residents easy access to a range of local amenities. The nearby shopping parade includes a convenience store, hairdressers, and takeaway, ensuring everyday needs are met within walking distance. Aylesbury's town centre and mainline train station, with direct services to London

THIS HOME FEATURES

ONE BEDROOM MAISONETTE
NO UPPER CHAIN
SPACIOUS LIVING SPACE
FRONTING A GREEN
NEARBY SHOPS & AMENITIES
DOUBLE BEDROOM
FITTED KITCHEN
ALLOCATED PARKING

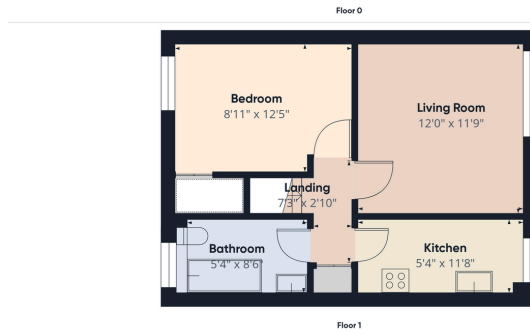
Marylebone in under an hour, are just 1.9 mile walk away. The location also offers good road links to the A41, providing a quick connection to the M25. With its blend of local facilities and excellent transport options, Dalesford Road provides an ideal base for those seeking convenience and accessibility.

WeSoldIt.co.uk is pleased to offer this well-presented one-bedroom first-floor maisonette, located on the popular Dalesford Road in Aylesbury. This property provides a comfortable and practical living space, comprising an entrance hall, a spacious living room, a fitted kitchen, a double bedroom, and a family bathroom. The maisonette also benefits from allocated parking, ensuring convenience for residents. Offered with no onward chain, this home is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Its prime location, with easy access to local amenities and transport links, makes it a great choice for anyone seeking a well-connected and low-maintenance property.





Approximate total area
429 ft²



(1) Excluding balconies and etc

Calculations reference the RICS
JC standard. Measurements
approximate and not to scale
floor plan is intended for illustrative
only.

GIRAFFE360

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

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



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