

3 Bedroom

SEMI DETACHED FAMILY HOME

CENTRAL LOCATION

33 Thame Road, Aylesbury
Buckinghamshire, HP21 8LZ



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Thame Road is a well-established and conveniently located residential area on the south side of Aylesbury, offering easy access to the town centre, Stoke Mandeville Hospital, and a range of local amenities. Positioned near key transport links including the A418 and A41, the area provides excellent connectivity to Thame, Oxford, and London via Aylesbury's mainline train station which is a moments walk away. Families will benefit from proximity to several well-regarded schools, while nearby green spaces, parks,

KEY FEATURES

THREE BEDROOMS
SEMI-DETACHED HOME
MODERN FITTED KITCHEN
LOUNGE/DINER
GUEST CLOAKROOM
UTILITY CUPBOARD
CONTEMPORARY BATHROOM
GENEROUS REAR GARDEN
EXTENSIVE LAWN AREA
STORAGE SHED

and shopping facilities ensure a practical and comfortable lifestyle. With its blend of convenience, connectivity, and community,



We Sold It are delighted to present this well-maintained three-bedroom semi-detached family home, ideally located on the popular Thame Road in Aylesbury. The property offers a spacious and practical layout, featuring an entrance hall, a bright and airy lounge/diner perfect for family living, a modern fitted kitchen, and a separate utility cupboard for added convenience. A guest cloakroom completes the ground floor. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the generous rear garden boasts a large lawned area and a useful storage shed, providing an ideal space for outdoor entertaining and family activities.





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

