

3 Bedroom Family Home

William Harding
School Catchment

17 Lister Green, Aylesbury,
Buckinghamshire, HP21 9PZ



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LOCATION

Lister Green offers a prime location close to Stoke Mandeville Hospital and within easy reach of both Stoke Mandeville and Aylesbury mainline railway stations. Served by Chiltern Railways, residents benefit from direct trains to London

Marylebone in around 50 minutes, making the area highly convenient for commuters. Excellent road links also provide straightforward access to Oxford, Hemel Hempstead, Milton Keynes, and London. Local shops and takeaways are within walking

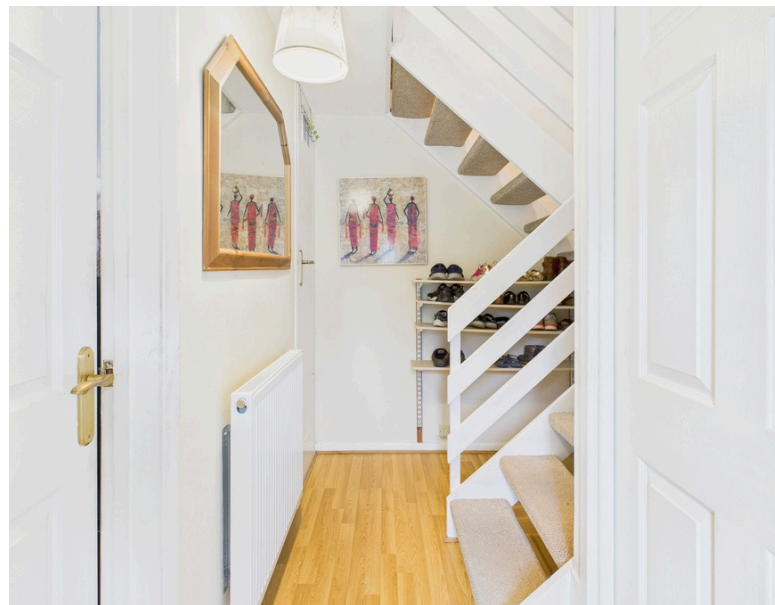
THIS HOME FEATURES

NO UPPER CHAIN
WILLIAM HARDING SCHOOL
CATCHMENT
WALKING DISTANCE TO
HOSPITAL
THREE DOUBLE BEDROOMS
LOUNGE/DINER
FITTED KITCHEN
GUEST CLOAKROOM

distance, while families will appreciate the proximity of the highly regarded William Harding Primary School. This blend of convenience and community makes the area a popular choice for professionals and families alike.



We Sold It are delighted to present this three-bedroom terraced family home, ideally located in Lister Green, Aylesbury. The property offers a practical and convenient layout, beginning with an entrance hall and convenient guest cloakroom. A spacious lounge/diner provides the perfect space for family living and entertaining, while the fitted kitchen is complemented by a separate utility area. Upstairs, there are three well-proportioned bedrooms served by a family bathroom. Outside, the home benefits from a private, enclosed rear garden, creating a safe and enjoyable space for relaxation or play.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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.



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