

3 Bedroom Semi-detached FAMILY HOME

**34 Vincent Road, Aylesbury
Buckinghamshire, HP19 9UN**



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LOCATION

Vincent Road is positioned on the north side of Aylesbury within the popular Quarrendon II development, conveniently located for nearby shops and local schools. For commuters, Aylesbury Vale Parkway is approximately 1.2 miles away, offering regular Chiltern Railways services to London Marylebone. The area strike an appealing balance between

THIS HOME FEATURES

THREE BEDROOMS

GUEST CLOAKROOM

KITCHEN / DINER

LOUNGE

REAR ENCLOSED GARDEN

BACKING COUNTRYSIDE

DRIVEWAY PARKING

1.2 MILES TO LONDON

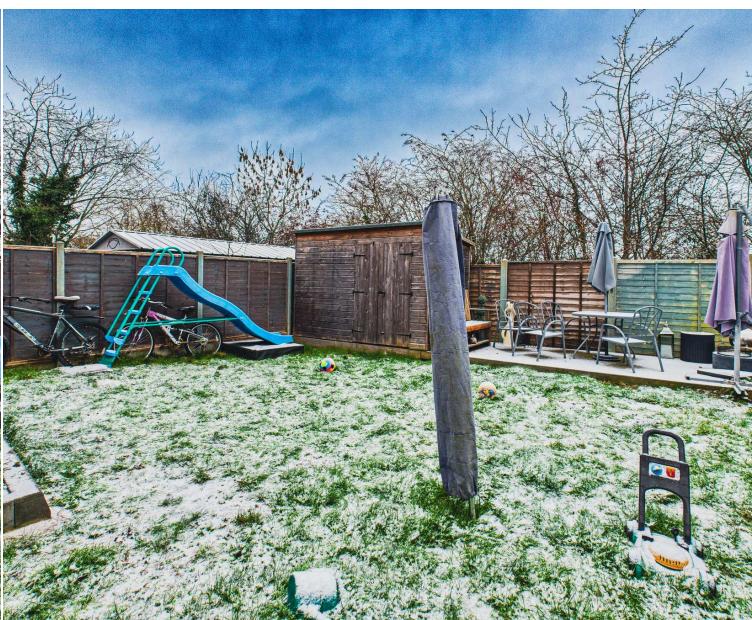
BOUND TRAIN STATION

WALK TO SCHOOLS & SHOPS

accessibility and lifestyle, and this particular home benefits from a rear aspect backing directly onto open countryside, adding a welcome sense of space and privacy.



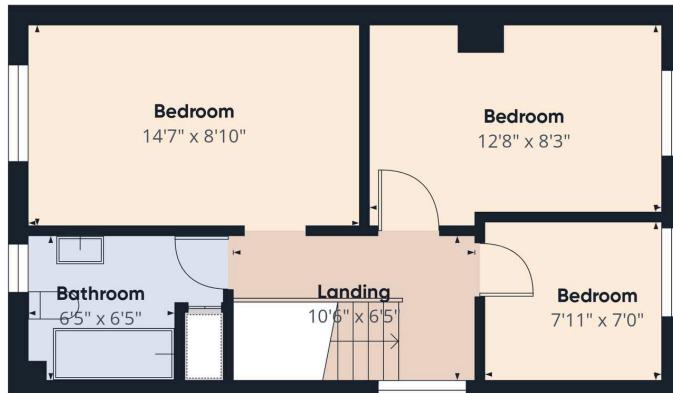
We Sold It are delighted to present to the market this three-bedroom semi-detached family home, situated within the popular Quarrendon II development and enjoying an enviable outlook backing directly onto open countryside. The accommodation begins with a welcoming entrance hall and a convenient ground-floor cloakroom. To the front of the property is a practical kitchen/diner, while to the rear the lounge enjoys a pleasant aspect overlooking the garden creating a bright and comfortable everyday living space. Upstairs, there are three bedrooms served by a family bathroom, making the layout ideal for couples, young families, or buyers looking for a home with scope to grow into. Externally, the property benefits from driveway parking for two to three vehicles, while the rear garden backs onto countryside, offering a degree of privacy and a semi-rural feel rarely found in modern developments.





Floor 0

Approximate total area⁽¹⁾
795 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		