

# 4 Bedroom Town House

## **BEDGROVE**

21 Cam Mead, Aylesbury,  
Buckinghamshire HP21 7DZ



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



# LOCATION

Situated on the ever-popular Bedgrove development, Cam Mead benefits from excellent local amenities including shops, pubs, and a community centre.

Families are well served by highly regarded schools, while green spaces and parks provide plenty of outdoor recreation.

Aylesbury

## THIS HOME FEATURES

SPACIOUS TOWNHOUSE  
FOUR BEDROOMS  
THREE STOREYS  
KITCHEN/DINER  
FIRST FLOOR LOUNGE  
FAMILY BATHROOM  
ENSUITE MASTER  
INTEGRAL GARAGE  
ENCLOSED GARDEN  
POPULAR BEDGROVE

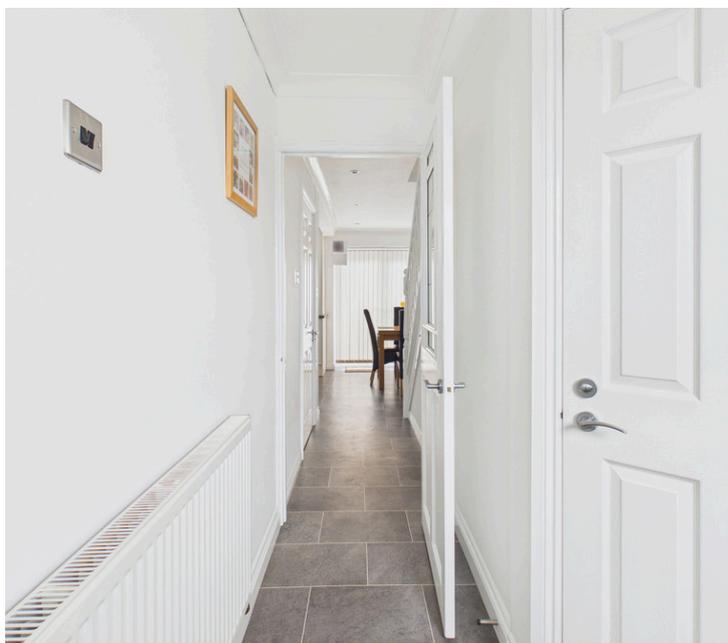
town centre and the London-bound mainline train station are both within easy reach, and the A41 offers convenient road links to surrounding towns and the M25.

TEL. 01296 761 331

EMAIL: HELLO@WESOLDIT.CO.UK

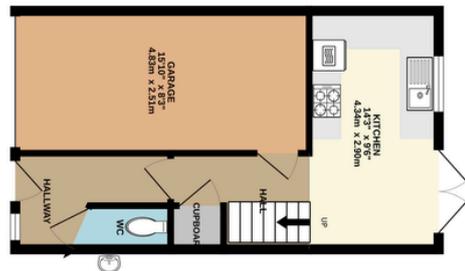


*We Sold It are delighted to present this spacious four-bedroom townhouse, located on the ever-popular Bedgrove development in Aylesbury. Arranged over three floors, the property offers flexible living ideal for families. The ground floor features an entrance hall with guest cloakroom, an integrated garage with internal access, and a generous kitchen/diner opening onto the rear garden. On the first floor, you'll find a bright and airy living room, a double bedroom, and a family bathroom. The top floor hosts three further bedrooms, completing this versatile home in one of Aylesbury's most sought-after locations.*

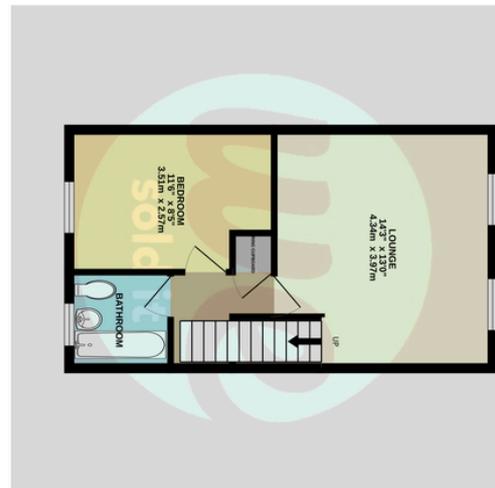




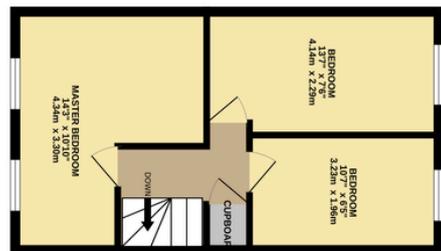
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
346 sq ft (32.1 sq m) approx.



1ST FLOOR  
346 sq ft (32.1 sq m) approx.



2ND FLOOR  
346 sq ft (32.1 sq m) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements are approximate and should not be relied upon for any legal or financial purposes. The floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given. Molen West Teleport 02023

TOTAL FLOOR AREA: 1037 sq ft (96.3 sq m) approx.

# 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

