

# 3 Bedroom

## 1930's SEMI DETACHED FAMILY HOME

CENTRAL AYLESBURY LOCATION

3 Gowers Field, Aylesbury  
Buckinghamshire, HP20 2NZJ



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# LOCATION

Gowers Field is a well-established residential setting conveniently positioned within central Aylesbury, popular with buyers seeking accessibility alongside a more traditional neighbourhood feel. The area benefits from straightforward access to the town centre, local amenities and green spaces, while both the mainline railway station and everyday shopping facilities are within walking distance. For commuters, rail services provide direct connections to London Marylebone, while nearby road

## KEY FEATURES

THREE BEDROOMS  
1930S SEMI DETACHED  
SPACIOUS LOUNGE &  
SEPARATE DINING ROOM  
ENCLOSED REAR GARDEN  
DRIVEWAY PARKING  
GARAGE & OUTBUILDINGS  
WALK TO TOWN CENTRE &  
TRAIN STATION

links connect easily to surrounding towns and villages. The combination of convenience, established surroundings and practical day-to-day living continues to make the area consistently appealing to families and professionals alike.



*Situated within a well-established residential area, this 1930s three-bedroom semi-detached home on Gowersfield offers generous living space and a practical layout ideally suited to modern family life. Conveniently positioned within easy reach of Aylesbury town centre, local schools and excellent transport links, the property presents an excellent opportunity for families, first-time buyers or those looking to upsize. The accommodation comprises a welcoming entrance hall, a comfortable lounge, separate dining room overlooking the rear garden, and a fitted kitchen. Upstairs, there are three bedrooms served by a family bathroom. While the property would now benefit from a degree of cosmetic updating, it has clearly been well maintained over the years and offers excellent scope for improvement and extension potential, subject to the usual permissions. Externally, the property enjoys a generous rear garden along with an oversized garage benefiting from power and lighting, in addition to a further outbuilding providing useful storage or workshop space. Driveway parking is available to both the front and side of the property, further enhancing the practicality of this appealing family home.*





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**SAMPLE**

## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://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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