

3 Bedroom FAMILY HOME

BUCKINGHAM PARK DEVELOPMENT

36 Clivedon Way, Aylesbury
Buckinghamshire HP19 9AL



TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Buckingham Park is a popular modern development on the northern side of Aylesbury, particularly appealing to families for its strong community feel and abundance of green open space. The development benefits from local shops, a primary school, children's play areas and recreational spaces, with further amenities available in nearby Aylesbury town centre. Regular bus services provide connections into town and to

THIS HOME FEATURES

- SOUTH-FACING GARDEN
- FULL-WIDTH BI-FOLDS
- THREE BEDROOMS
- EN-SUITE BEDROOM
- KITCHEN / DINER
- GARDEN BAR
- LOW-MAINTENANCE GARDEN
- ALLOCATED PARKING

the railway station, with direct services to London Marylebone. With countryside close by and good road links towards surrounding towns, Buckingham Park offers a convenient balance of modern living, connectivity and outdoor space.

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We Sold It are pleased to offer to the market this modern and well-presented three-bedroom family home, situated within the popular Buckingham Park development. The ground floor comprises a welcoming entrance hall with useful storage and guest cloakroom, together with a modern kitchen/diner. To the rear, the lounge spans the width of the property and features full-width bi-fold doors, creating a bright and sociable living space that opens directly onto the south-facing garden. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom. Outside, the south-facing rear garden has been thoughtfully designed for low-maintenance enjoyment, with decking, artificial lawn and a pergola providing an attractive space for outdoor dining and entertaining. A timber-built outbuilding, currently arranged as a garden bar, adds a fun and versatile additional space. Further benefits include allocated parking, making this a well-balanced family home combining modern accommodation with an excellent entertaining garden.





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

VIEWINGS

Strictly by appointment with
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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.

