

3 Bedroom

SEMI DETACHED

FAMILY HOME

56 Dalesford Road, Aylesbury
Buckinghamshire, HP21 9XD



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EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Dalesford Road enjoys a sought-after residential setting on the south side of Aylesbury, offering excellent access to a wide range of everyday amenities. A local shopping parade, play parks and green open spaces are all within easy reach, together with the highly regarded William Harding Junior & Infant School. Stoke Mandeville Hospital is approximately one mile away, while regular bus services connect the area with Aylesbury town centre and the

THIS HOME FEATURES

THREE BEDROOMS
SEMI-DETACHED
LOUNGE / DINER
GARAGE CONVERSION
HOME OFFICE
MATURE GARDENS
DRIVEWAY PARKING
FAMILY HOME

London-bound mainline railway station, offering direct services to London Marylebone. Excellent road links via the A41 also provide convenient access towards the M25, making Dalesford Road an ideal location for families and commuters alike.

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We Sold It are pleased to offer to the market this well-presented three-bedroom semi-detached family home, situated in a popular residential location and offering well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious lounge/diner extending from front to back, creating an excellent everyday living and entertaining space, together with a fitted kitchen. The former garage has been thoughtfully converted to provide a versatile additional room, currently used as a home office, but equally suited as a playroom, hobby room or snug. Upstairs, there are three well-proportioned bedrooms served by a family bathroom. Externally, the property enjoys mature and well-maintained gardens, providing an attractive outdoor setting with established planting and lawned areas. To the front, a driveway provides off-road parking for several vehicles. Offering flexible living space, generous parking and a convenient location, this is an excellent opportunity for families and buyers looking for a home with room to grow.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	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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