

# 33 NORTHUMBERLAND AVENUE, AYLESBURY

HP21 7hJ



# PRIME LOCATION: NORTHUMBERLAND AVENUE

We Sold It are delighted to present this exceptional detached family home, occupying a generous plot on one of Aylesbury's most sought-after locations, Northumberland Avenue.



3 Bedrooms



2 Rooms



2 Bathrooms



Garage plus  
driveway



Cultivated  
Gardens



Premier  
location

This well-proportioned property offers a rare opportunity to acquire a home of this scale within such a prime location, with significant scope for further extension (subject to the usual planning permissions), as demonstrated by neighbouring properties.

The ground floor comprises a welcoming entrance hall, guest cloakroom, and a spacious dual-aspect lounge extending from front to back, creating a bright and comfortable living space. A kitchen with adjoining dining area provides the hub of the home, while a rear extension currently utilised as a study, offers excellent flexibility as a playroom, home office or additional reception space. Upstairs, there are three well-proportioned bedrooms served by a family bathroom, all presented in good decorative order.

Externally, the property continues to impress with well-maintained, low-maintenance gardens, offering both practicality and privacy. A great addition to the outside space is the timber-built workshop and storage building, benefiting from insulation, power and lighting, and offering clear potential for use as a home office or studio. Further benefits include a garage with power and lighting, and driveway parking for several vehicles.

Properties of this nature and potential on Northumberland Avenue are increasingly rare, making this an outstanding opportunity for buyers seeking a long-term family home with the ability to grow and adapt over time.







POTENTIAL TO EXTEND\*

\*SUBJECT TO NECESSARY PLANNING PERMISSION

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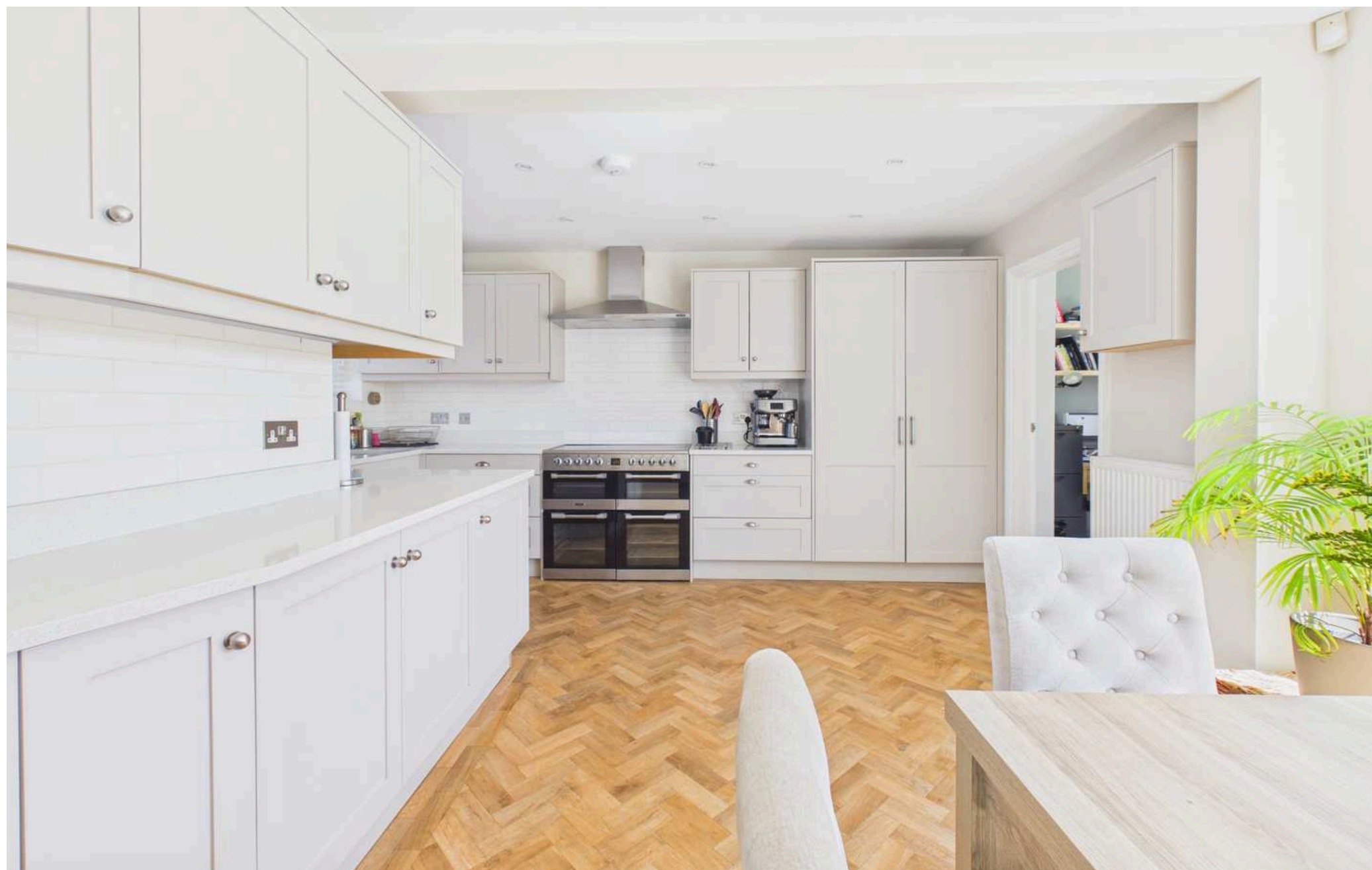
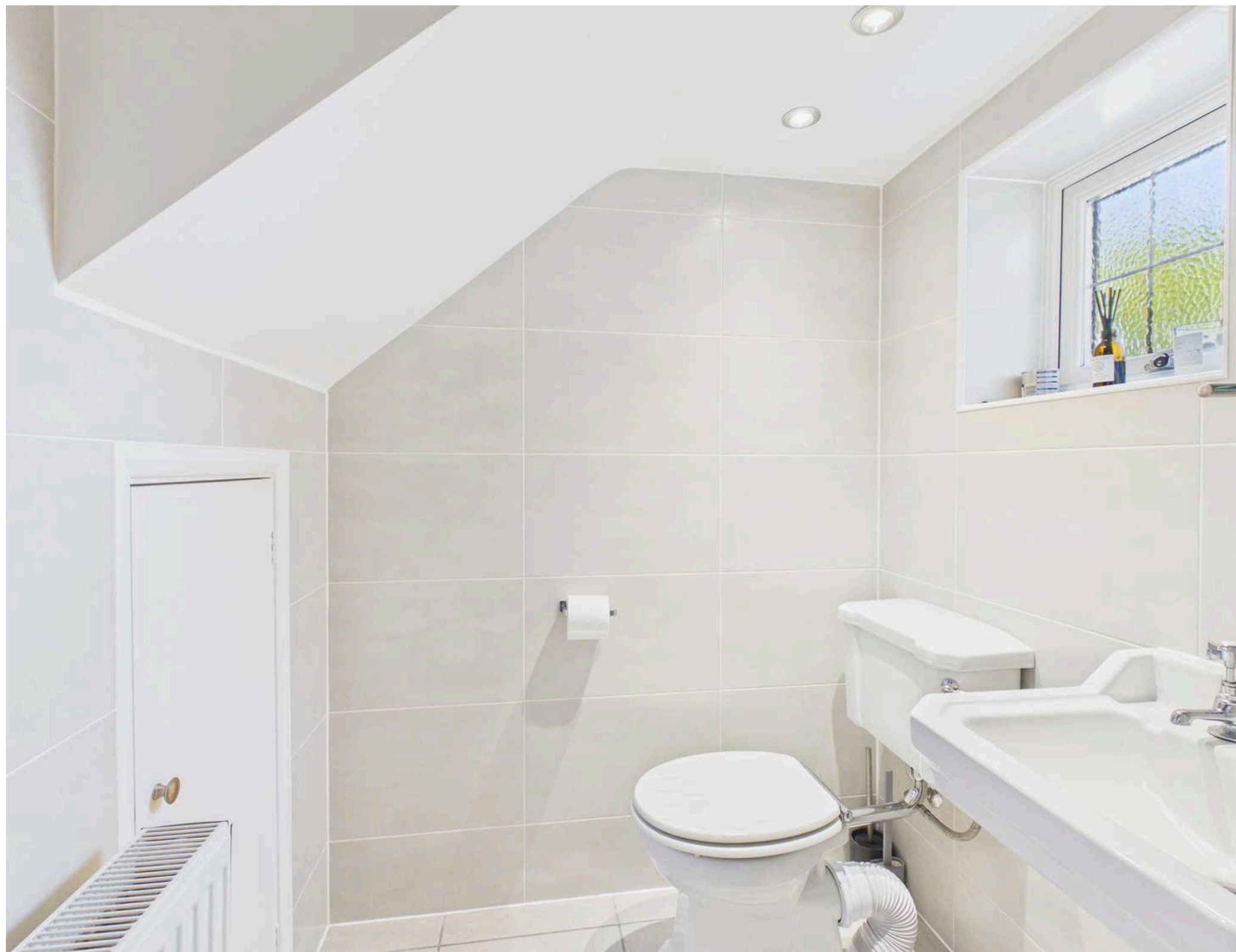
# PREMIER LOCATION

Northumberland Avenue is widely regarded as one of the premier residential locations on the south side of Aylesbury, known for its generous plots, established surroundings and strong family appeal. This highly sought-after location offers an excellent balance of convenience and community, making it a popular choice for families, professionals and long-term residents alike. The area benefits from close proximity to a range of well-regarded schools, including Turnfurlong Junior School, Bedgrove Infant School, as well as the highly respected Aylesbury Grammar School and Aylesbury High School. Aylesbury town centre is within easy reach, offering a wide range of shopping, dining and leisure facilities, while commuters benefit from access to mainline rail services to London Marylebone and convenient road links including the A41 and A413. Characterised by its mature setting and well-spaced homes, Northumberland Avenue provides a more established and spacious environment than many newer developments, combining a peaceful residential feel with excellent accessibility a key reason it remains one of the town's most desirable addresses.

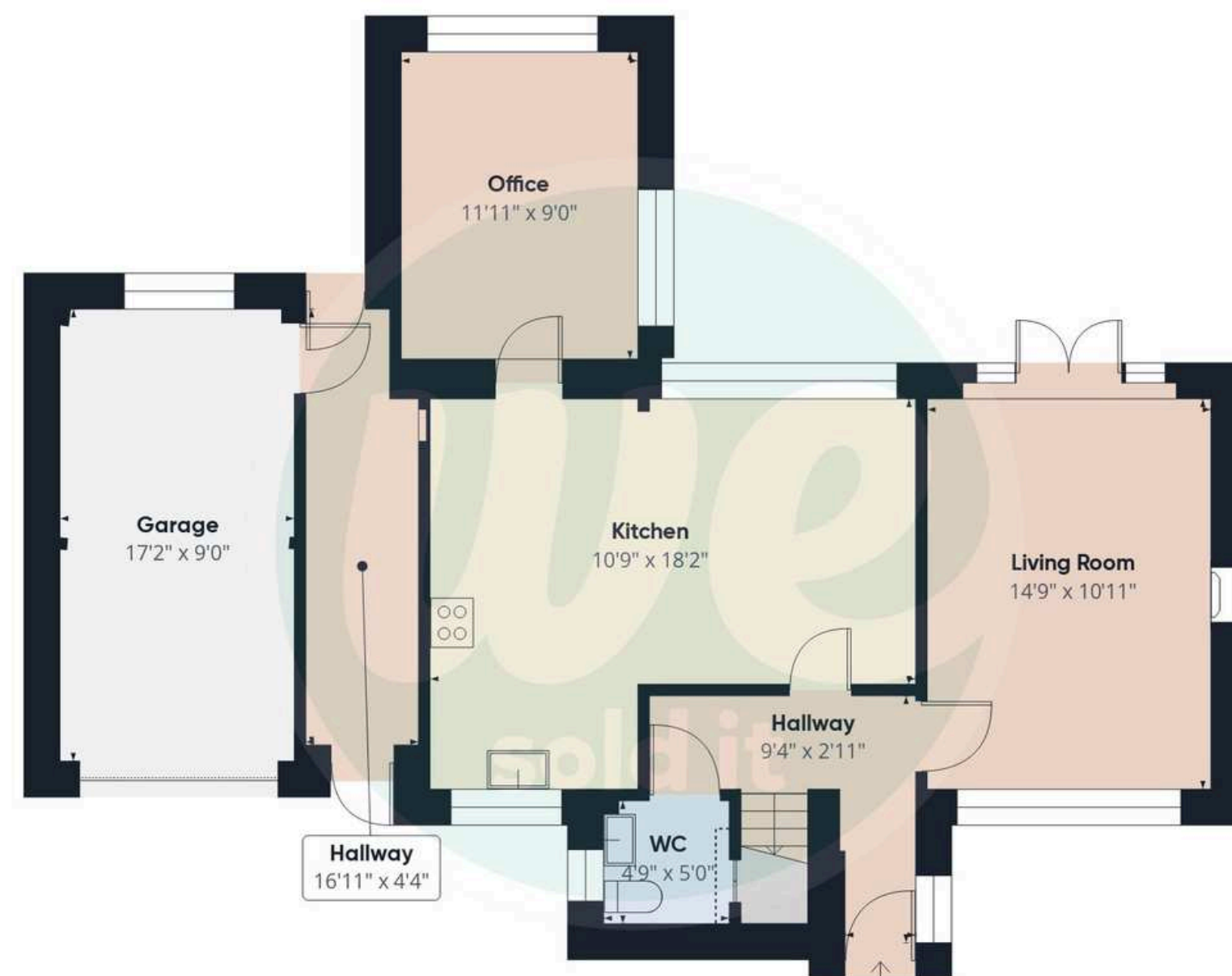












Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1270 ft<sup>2</sup>

Reduced headroom

2 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		



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.



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