

# 3 Bedroom Semi Detached HARTWELL

8 Rowland Way, Aylesbury  
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## LOCATION

Hartwell has long been regarded as one of the more established and family-friendly residential areas within Aylesbury, striking an appealing balance between everyday convenience and a settled community feel. Popular with families, professionals and commuters alike, the area offers a broad range of housing, mature green spaces and easy access to local amenities, schools and parks, all of which contribute to its enduring popularity. One of Hartwell's key attractions is its

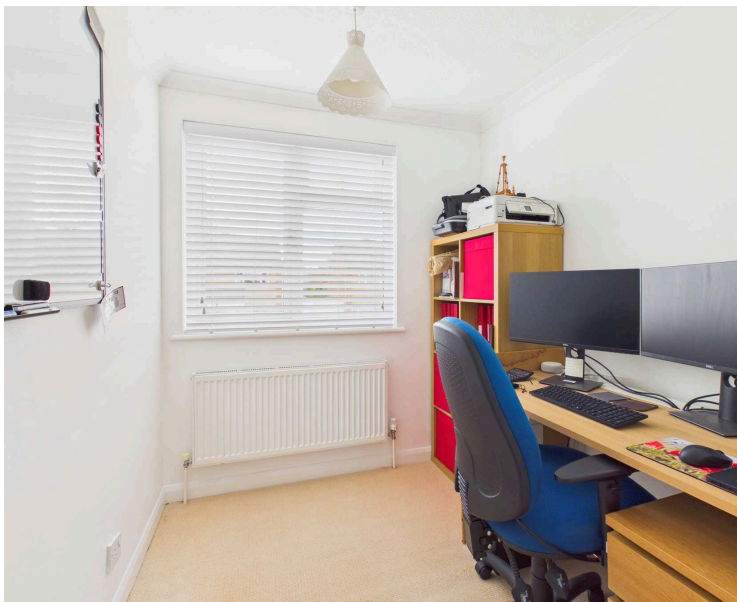
### **THIS HOME FEATURES**

EXTENDED SEMI DETACHED  
THREE BEDROOMS  
MODERN KITCHEN  
FAMILY BATHROOM  
OPEN PLAN KITCHEN/DINER  
LANDSCAPED REAR GARDEN  
WALK TO TRAIN STATION  
WALK TO TOWN  
GARAGE WITH UTILITY AREA  
DRIVEWAY PARKING

practicality; residents benefit from straightforward access to Aylesbury town centre, the mainline railway station with services to London Marylebone, and surrounding road links connecting to neighbouring towns and the wider region.



*We Sold It are pleased to offer to the market this extended three-bedroom semi-detached family home, situated within the popular and well-established Hartwell development. The property offers practical and well-balanced accommodation suited to modern family living. The ground floor comprises a welcoming entrance hall, a generously proportioned living room, and a kitchen/diner positioned to the rear, creating an excellent sociable family space. The garage has been partially adapted to provide a useful storage and utility area, adding further day-to-day practicality. Upstairs, there are three bedrooms served by a family bathroom, while additional eaves storage above the garage provides valuable extra storage space rarely found in similar homes. Externally, the landscaped rear garden has been thoughtfully arranged to create enjoyable outdoor space throughout the year, offering a balance of seating, entertaining and low-maintenance practicality. Situated within walking distance of Aylesbury town centre and the mainline train station, this is a well-positioned family home within a consistently popular residential setting.*





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>	<b>73 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## 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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