

# 3 Bedroom Detached

## **WENDOVER PARK**

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# LOCATION

Wendover Park is a highly regarded residential area on the south side of Aylesbury, particularly popular with families, professionals, and retirees alike. The development benefits from local shops, green open spaces, a children's play park, creating an excellent day-to-day environment. Schooling is a major draw, with junior and infant provision nearby and walking

DETACHED FAMILY HOME  
THREE BEDROOMS  
HIGH-END KITCHEN  
KITCHEN / DINER  
GROUND FLOOR  
CLOAKROOM  
FRONT TO BACK LOUNGE  
BUILT-IN WARDROBES  
WRAPAROUND GARDEN  
DRIVEWAY PARKING  
WENDOVER PARK LOCATION

access to Aylesbury Grammar School, Aylesbury High School and The Grange School. The area also offers convenient access to the A41 and routes towards the M25, making it ideal for commuters.



We Sold It are pleased to offer to the market this modern and well-presented three-bedroom detached family home, situated within the desirable setting of Wendover Park. The accommodation is thoughtfully arranged and well suited to modern family life. The ground floor comprises a welcoming entrance hall, guest cloakroom, and a spacious lounge extending from front to back, creating a bright and comfortable living space. In addition, there is a stylish kitchen/diner fitted with a contemporary high-end kitchen, providing an excellent space for both everyday use and entertaining. Upstairs, there are three bedrooms served by a family bathroom, with the first and second bedrooms both benefiting from built-in wardrobes. Externally, the property enjoys a wraparound garden, offering a variety of outside spaces. To the side is a lawned and patio area ideal for seating and outdoor dining, while the rear garden incorporates a child's play area and useful storage shed. To the opposite side, the driveway provides comfortable off-road parking for two vehicles. Overall, this is a modern detached home offering practical family accommodation, attractive outside space and an excellent position within Wendover Park.





## 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.*

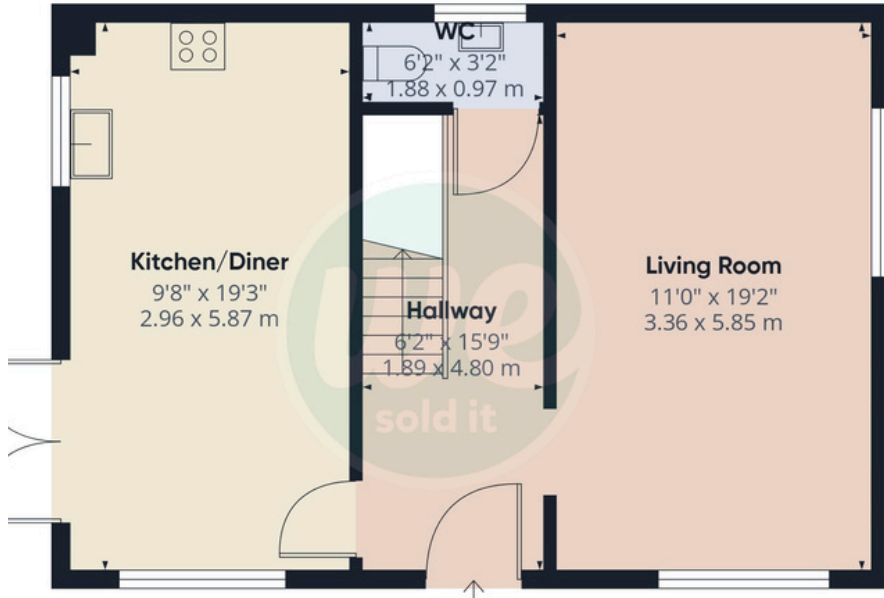
*We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information 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.*



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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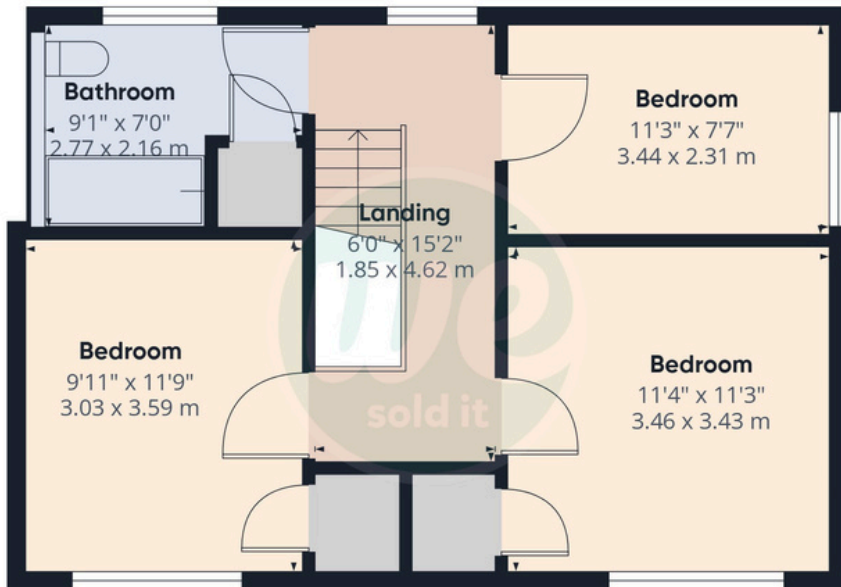




Floor 0

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

1012 ft<sup>2</sup>  
94 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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