

2 Bedroom CLUSTER HOME Willows Development

52 Miles End, Aylesbury,
Buckinghamshire, HP21 8PR



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WILLOWS

Located within the sought-after Willows development, this property is just over a mile from Aylesbury's mainline train station, offering direct services to London Marylebone in just 59 minutes*. The prestigious Sir Henry Floyd Grammar School is only half a mile away, with a variety of junior and infant schools nearby. Convenient shopping and local amenities are available at Walton Court Centre, less than a mile from your

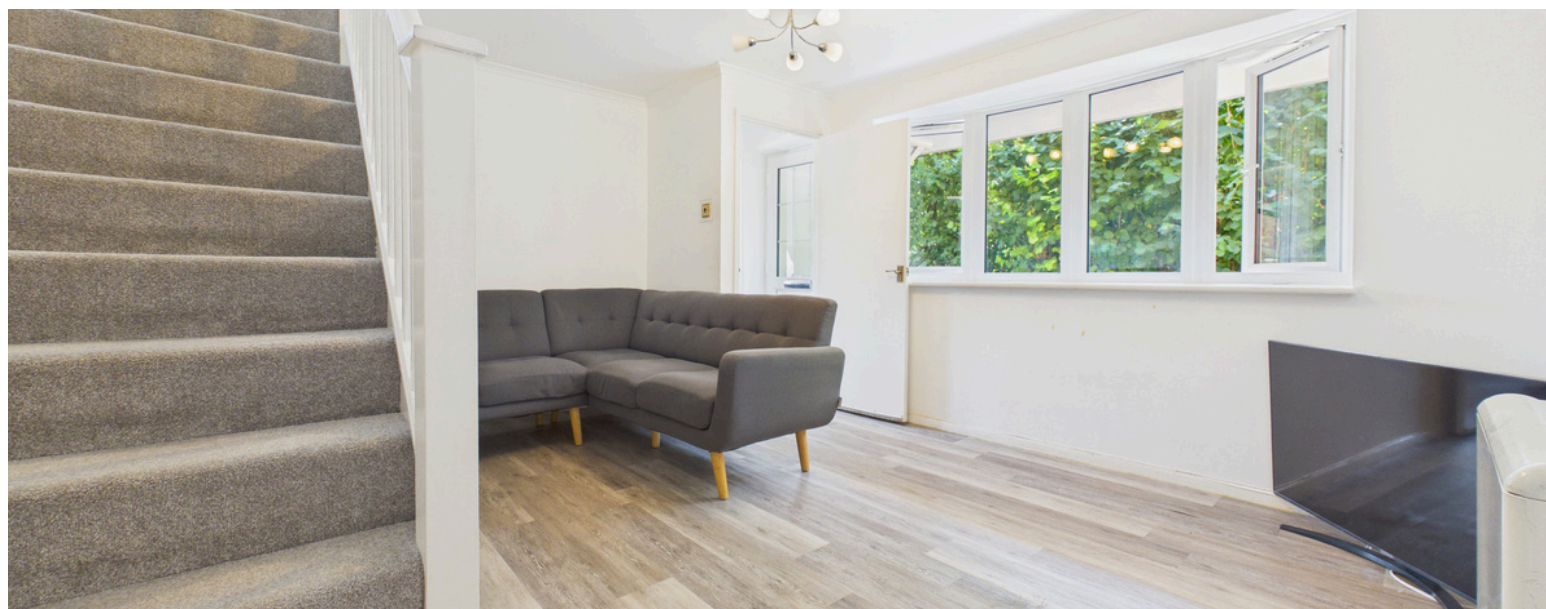
THIS HOME FEATURES

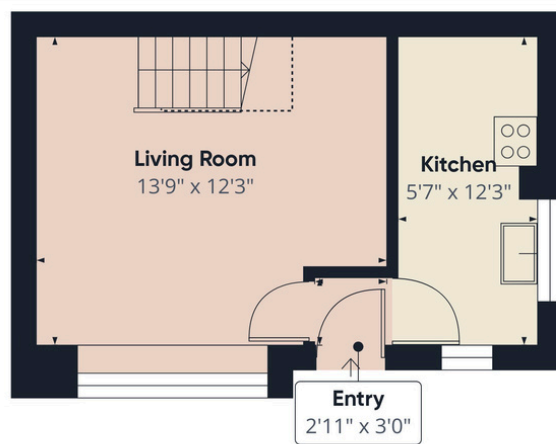
- TWO BEDROOMS
- NO UPPER CHAIN
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- FRONT GARDEN AREA
- REFITTED SHOWER ROOM
- ALLOCATED PARKING
- POPULAR WILLOWS DEVELOPMENT
- EXCELLENT FIRST-TIME BUYER OPTION

doorstep, while Aylesbury Town Centre is just over a mile away. Residents will enjoy easy access to parks, open spaces, and scenic countryside walks, making it an ideal location for both convenience and outdoor leisure.

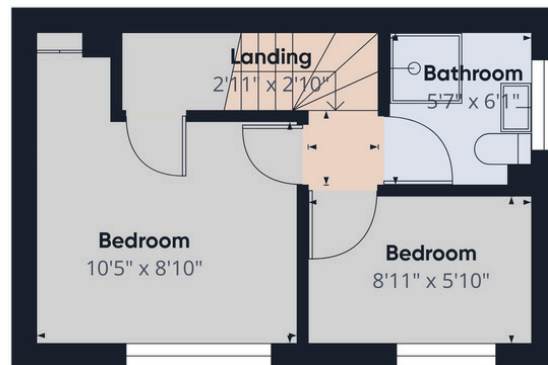


Situated in a quiet, leafy setting within Miles End, Aylesbury, this attractive two-bedroom freehold home offers modern living in a convenient location - perfect for first-time buyers or those looking to downsize. Offered with no upper chain the property has been tastefully updated throughout, featuring a bright living room with contemporary flooring and neutral décor, creating a welcoming space to relax. The modern kitchen is fitted with sleek white cabinetry, patterned tiled splash backs, and integrated appliances, offering both style and practicality. Upstairs, there are two bedrooms, including a generous main bedroom with built-in wardrobes, and a second room ideal as a guest bedroom or home office. The refitted bathroom boasts a modern suite with a corner shower, chrome fittings, and a heated towel rail, finished in crisp white and grey tones. Externally, the home benefits from private parking and a pleasant outlook with mature greenery surrounding the property, providing a sense of privacy and calm. Located within easy reach of Aylesbury town centre, local schools, and transport links, this property combines convenience with comfort - a superb opportunity for buyers seeking a stylish, low-maintenance home in a well-connected area.





Floor 0



Floor 1



Approximate total area
437 ft²

Reduced headroom
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RIC 3C standard. Measurement approximate and not to scale. Floor plan is intended for illustrative purposes only.

GIRAFFE360

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.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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