

2 Bedroom
Semi Detached
Work from home space

17 LAWNESDOWN ROAD, AYLESBURY
BUCKINGHAMSHIRE HP20 2DJ



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£280,000

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THIS HOME FEATURES

WORK FROM HOME SPACE

WALK TO TOWN

SPACIOUS TWO BEDROOM

SEMI DETACHED

OFF ROAD PARKING FOR

SEVERAL VEHICLES

MODERN FITTED KITCHEN

TWO DOUBLE BEDROOMS

PRIVATE ENCLOSED REAR

GARDEN

LOCATION

Situated a few minutes walk away from the centre of Aylesbury this spacious two bedroom semi detached property is under a mile from St. Michaels Secondary School and just 200 yards from Elmhurst Junior and Infant School. Local convenience stores are

provided just over half a mile away with full scale amenities available in Aylesbury Town Centre. Aylesbury Train Station connecting to London Marylebone is situated just 1.2 miles away.

LIVING AREA

2 BEDROOMS

The property offers two generous proportioned double bedrooms.

BATHROOMS

Modern fitted bathroom comprising wash hand basin, panelled bath, and separate low level WC.

RECEPTIONS

Accessed via the entrance hall the lounge offers a comfortable living space.

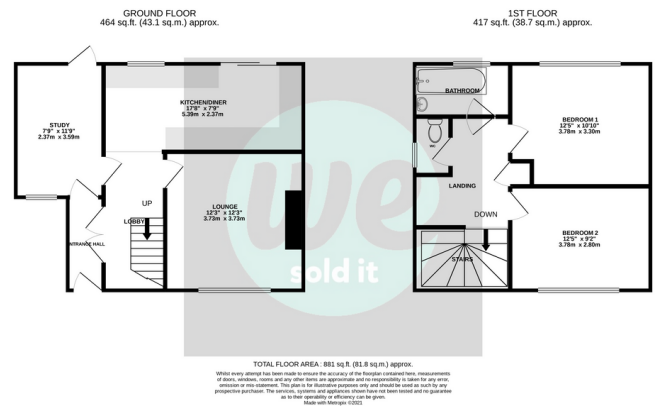


COOKING & EATING SPACE

This modern fitted kitchen comprises storage cupboards and worksurface areas, range cooker, space for fridge freezer, integrated dishwasher, space for washing machine, space for dining table.



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



OUTSIDE

The rear enclosed garden offers a secure space for children to play and for relaxed family afternoons and evenings. Laid to shingle, patio space all enclosed by timber panel fencing. Driveway parking to the front for several vehicles.

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.



*Fastest Train from Aylesbury to London Marylebone

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