

Renovated Throughout

Three/Four Bedroom Semi

**Stoke Grange, Aylesbury**

29 Edward Close, Aylesbury, HP21 9YQ



TEL. 01296 761 331 EMAIL;  
CHASE@WESOLDIT.CO.UK



# STOKE GRANGE

WeSoldIt are pleased to welcome to the market this beautifully maintained 3/4-bedroom semi-detached home on the highly sought-after Stoke Grange development in Aylesbury. The property offers flexible and well-designed living space, making it ideal for families or anyone needing additional room for home working or multi-generational living.

## THIS HOME FEATURES

- CONVERTED GARAGE WITH EN-SUITE
- DRIVEWAY PARKING
- HIGH SPEC OPEN-PLAN KITCHEN
- INTEGRATED APPLIANCES
- RENOVATED FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- HIGHLY SOUGHT AFTER LOCATION
- NO CHAIN
- LARGE REAR GARDEN
- BESPOKE GARDEN OFFICE

featuring a ground-floor bedroom with en-suite, spacious kitchen/breakfast room, conservatory, modern bathroom and a low-maintenance garden with a garden office/outbuilding.





*The ground floor features a welcoming entrance hallway leading into a bright living room with a bay window, followed by a spacious kitchen/breakfast room with access to the garden and open-plan flow into the conservatory.*

*A real advantage of this home is the ground-floor bedroom with its own en-suite, offering excellent versatility as a fourth bedroom, guest suite or private workspace. A downstairs cloakroom completes the ground floor.*

*Upstairs, the property offers three well-proportioned bedrooms, including a master with fitted wardrobe space, along with a modern family bathroom.*

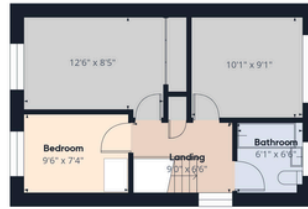
*The rear garden is low-maintenance and well arranged, with two patio areas, artificial lawn, side access and a fully usable garden office/outbuilding, perfect for home working, hobbies or additional reception space.*

*To the front, the property benefits from a private driveway.*





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1065 ft<sup>2</sup>

(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.

CIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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.

Tel. 01296 761331

[hello@WeSoldIt.co.uk](mailto:hello@WeSoldIt.co.uk)

