

# 3 Bedroom Semi-Detached NO UPPER CHAIN

134 Grenville Road, Aylesbury  
Buckinghamshire HP21 8EZ



**£325,000**

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# LOCATION

Positioned in the heart of Aylesbury, Grenville Road makes for a blend of convenience and practicality. This well-established residential area is known for its easy access to the town's amenities, London bound train station which is just a 1.5 mile walk away and Stoke Mandeville Hospital- 0.7 mile walk from your door.

## THIS HOME FEATURES

NO ONWARD CHAIN  
THREE BEDROOMS  
MODERNISATION REQUIRED  
LARGE REAR GARDEN  
LOUNGE/DINER  
DRIVEWAY FOR SEVERAL  
VEHICLES  
POTENTIAL TO EXTEND  
(STPP)

Residents enjoy proximity to local schools, parks, and essential services, fostering a family-friendly location. Grenville Road is well-connected with transport links, making it accessible for both work and leisure.



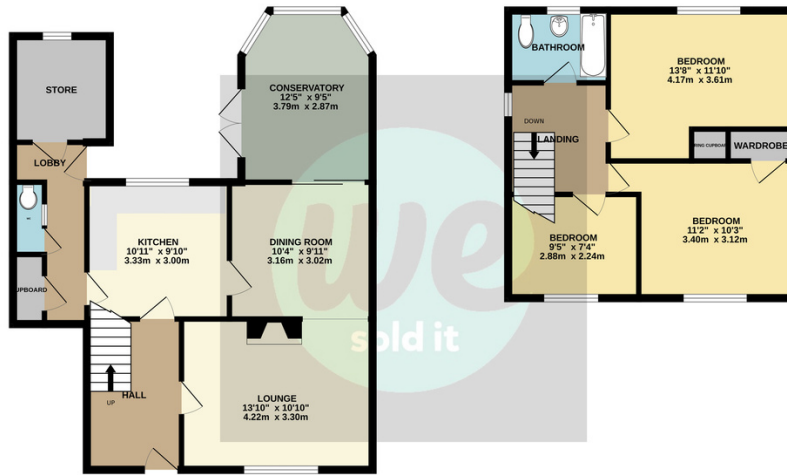
# PROPERTY SUMMARY

*This three-bedroom semi-detached family home, located on Grenville Road, Aylesbury, presents a fantastic opportunity for those seeking a renovation project. In need of modernisation, the property offers a blank canvas for transformation. The spacious accommodation includes three bedrooms, providing ample space for a growing family. Lounge, dining room, kitchen and out-buildings including storage cupboards and WC. The generously sized garden adds potential for extension (subject to planning permission) and outdoor enjoyment. Conveniently located in a well-established neighbourhood, this property is within reach of local amenities, schools, and transportation links. Ideal for those with a vision for renovation, this family home invites you to reimagine and create a home personal to you.*



GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the user.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	66   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.



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