

3 Bedroom End Of Terrace House

7 STRATTON GREEN, AYLESBURY
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LOCATION

Bedgrove is a sought-after residential location situated on the southside of Aylesbury, offering a wealth of facilities such as a shopping centre, play parks and green open spaces and the popular Bedgrove Junior and Infant School. With a regular bus service connecting Bedgrove to the Town Centre,

THIS HOME FEATURES

BEDGROVE

- BI-FOLDING DOORS
- FULLY REFURBISHED
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- LANDSCAPED GARDEN
- GARAGE
- WALK TO SCHOOLS
- WALK TO SHOPS

Stoke Mandeville Hospital and Aylesbury's mainline London Marylebone Bound Train Station all help to make Bedgrove a popular location.

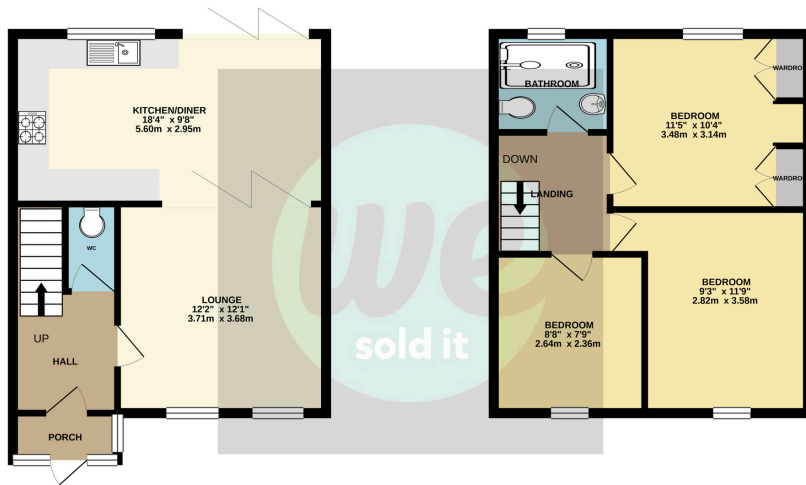


We Sold It is delighted to present this immaculate three-bedroom end of terrace home situated in the highly sought-after Bedgrove development. Nestled in a peaceful walkway near a scenic green, this property is an ideal choice for family living. The home offers a welcoming entrance porch, spacious hallway, comfortable lounge, modern kitchen/diner, convenient cloakroom, three well-proportioned bedrooms, and a contemporary family bathroom. Outside, the beautifully landscaped rear garden provides an inviting space for relaxation, and the property also benefits from a garage located in a nearby block. With shops and amenities nearby, and the sought after Bedgrove Junior & infant School a short walk from your door - family needs are well catered for.



GROUND FLOOR
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 sq.m.) approx.

While every effort 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 a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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