

3 Bedroom  
Family Home  
**SUPERB CONDITION  
THROUGHOUT**

91 PRIORY CRESCENT  
AYLESBURY HP19 9NY



**£375,000**

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# LOCATION

Nestled on the outskirts of central Aylesbury, just over a mile's walk from Aylesbury's London-bound mainline train station, Priory Crescent offers an ideal setting for modern families. The area boasts excellent amenities, including the Ofsted-rated 'Good' Haydon Abbey Combined School and St. Michael's Secondary School, both just minutes from your doorstep.

## THIS HOME FEATURES

THREE BEDROOMS  
REAR ENCLOSED GARDEN  
REFITTED KITCHEN  
REFITTED BATHROOM  
IDEAL LOCATION FOR  
FAMILIE  
JUST OVER 1 MILE TO  
LONDON BOUND AYLESBURY  
TRAIN STATION

With its convenient location and nearby schools, Priory Crescent provides a perfect blend of urban accessibility and suburban charm for families seeking an ideal place to call home.



# PROPERTY SUMMARY

*Welcome to Priors Crescent, where modern living meets family comfort. This stunning home boasts a newly refitted open-plan living area, perfect for gatherings and everyday enjoyment. With three spacious double bedrooms and a versatile lounge/dining space, there's room for everyone to relax and unwind. Step outside to discover a private, secure rear garden, ideal for summer fun and entertaining. Plus, ample driveway parking ensures convenience for multiple vehicles. Situated in a sought-after location, close to amenities and excellent schools, this property offers the perfect blend of style and practicality for your family's needs.*



GROUND FLOOR  
462 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hoxpox ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 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.*



\*Fastest Train from Aylesbury to London Marylebone

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