

2 Bedroom Link Detached

WALK TO TOWN

5 Leyfield Road, Aylesbury
Bucks HP21 8BU



£325,000

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THIS HOME FEATURES

LINK DETACHED
BUNGALOW
TWO DOUBLE
BEDROOMS
FITTED KITCHEN
SHOWER ROOM
DRIVEWAY PARKING
REAR ENCLOSED
GARDEN
NO UPPER CHAIN

LOCATION

Leyfield Road, nestled in the heart of Aylesbury, is a small residential enclave known for its convenient location and nearby amenities. Leyfield Road offers peaceful surroundings while still being close to the town centre's bustling shops, restaurants, and transport options. Aylesbury's mainline Train Station connects directly to London Marylebone.

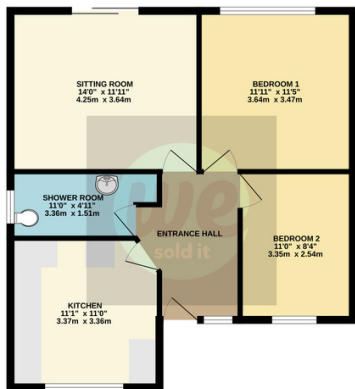
PROPERTY SUMMARY

amongst others, plus take-away and coffee shops. Ideal for picnics, informal games and walking and additionally offering a woodland spinney and wild-flower meadow the popular Bedgrove Park is situated less than a mile away.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
We are advised that the above figures are based on the information provided by the Seller. We cannot verify the accuracy of these figures and we do not accept any liability for any errors or omissions. The above figures are for illustrative purposes only and should not be used for any other purpose.



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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