

14 KING EDWARD AVENUE, AYLESBURY



PRIME LOCATION: KING EDWARD AVENUE

We Sold It is thrilled to introduce an exquisite family home nestled in one of Aylesbury's most sought-after locations. This impressive, extended 1930s detached family home, with planning permission for further extension and development, offers a perfect blend of character, space, and modern comfort.



5 Bedrooms



3 Rooms



3 Bathrooms



Garage plus
driveway



Cultivated
Gardens



Premier
location

The property boasts expansive living areas, including a welcoming lounge with a log burner, a cosy sitting room (currently used as a music room), a light-filled conservatory, and a spacious kitchen/diner ideal for family gatherings. Upstairs, you'll find well-proportioned bedrooms designed to cater to the needs of a growing family. Outside, the beautifully maintained, mature gardens feature secluded patios, providing a perfect retreat for relaxing and entertaining on late summer evenings. Conveniently located within walking distance of highly regarded schools, including The Grange and local Grammar Schools, the property is also just a short walk to local shops, GP services, and the canal with picturesque country walks. For commuters, Aylesbury's mainline train station offers a direct link to London Marylebone in just 55 minutes, with easy access to the A41 and M25 for road travel. This home truly combines charm, convenience, and practicality in a desirable location.





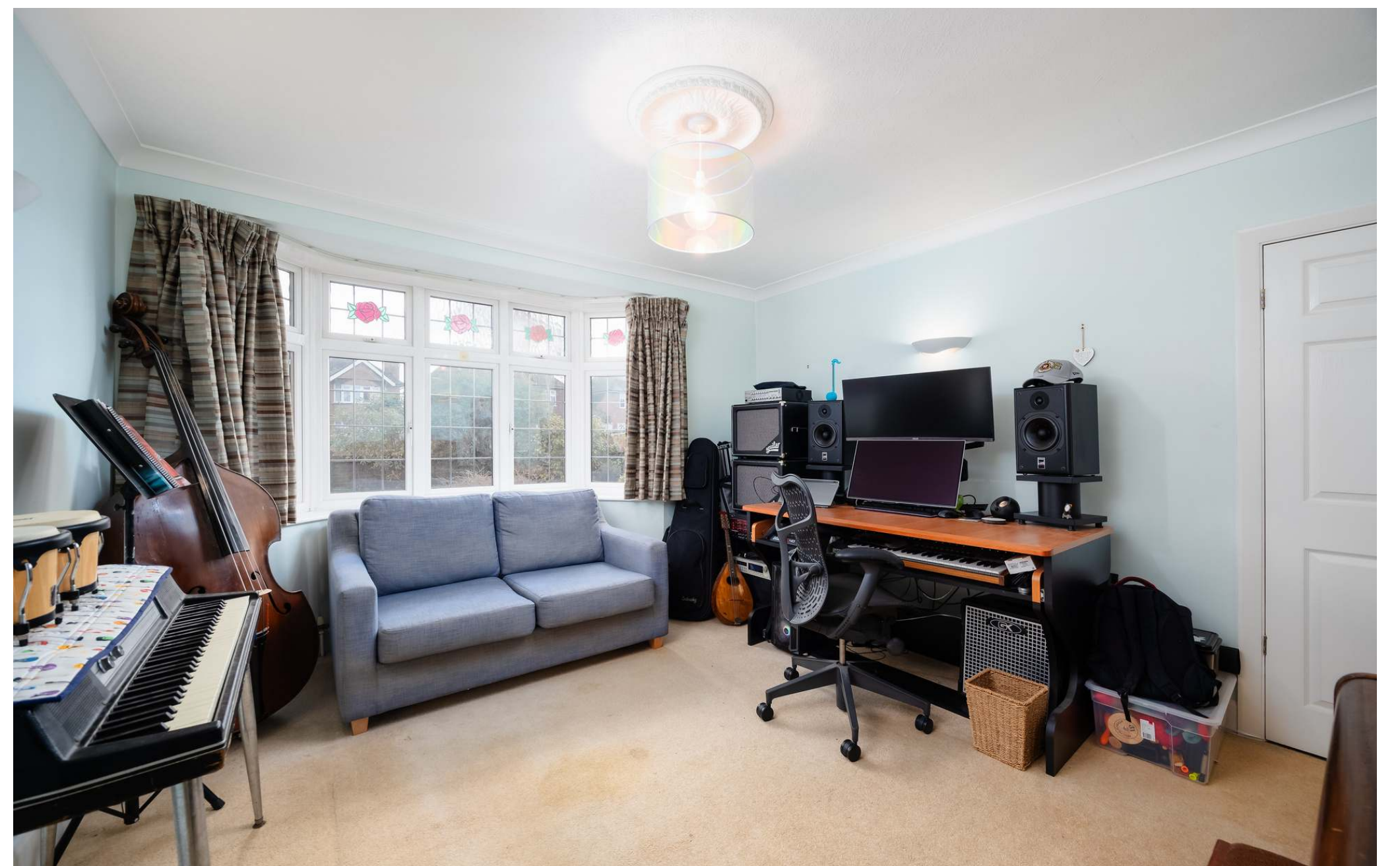
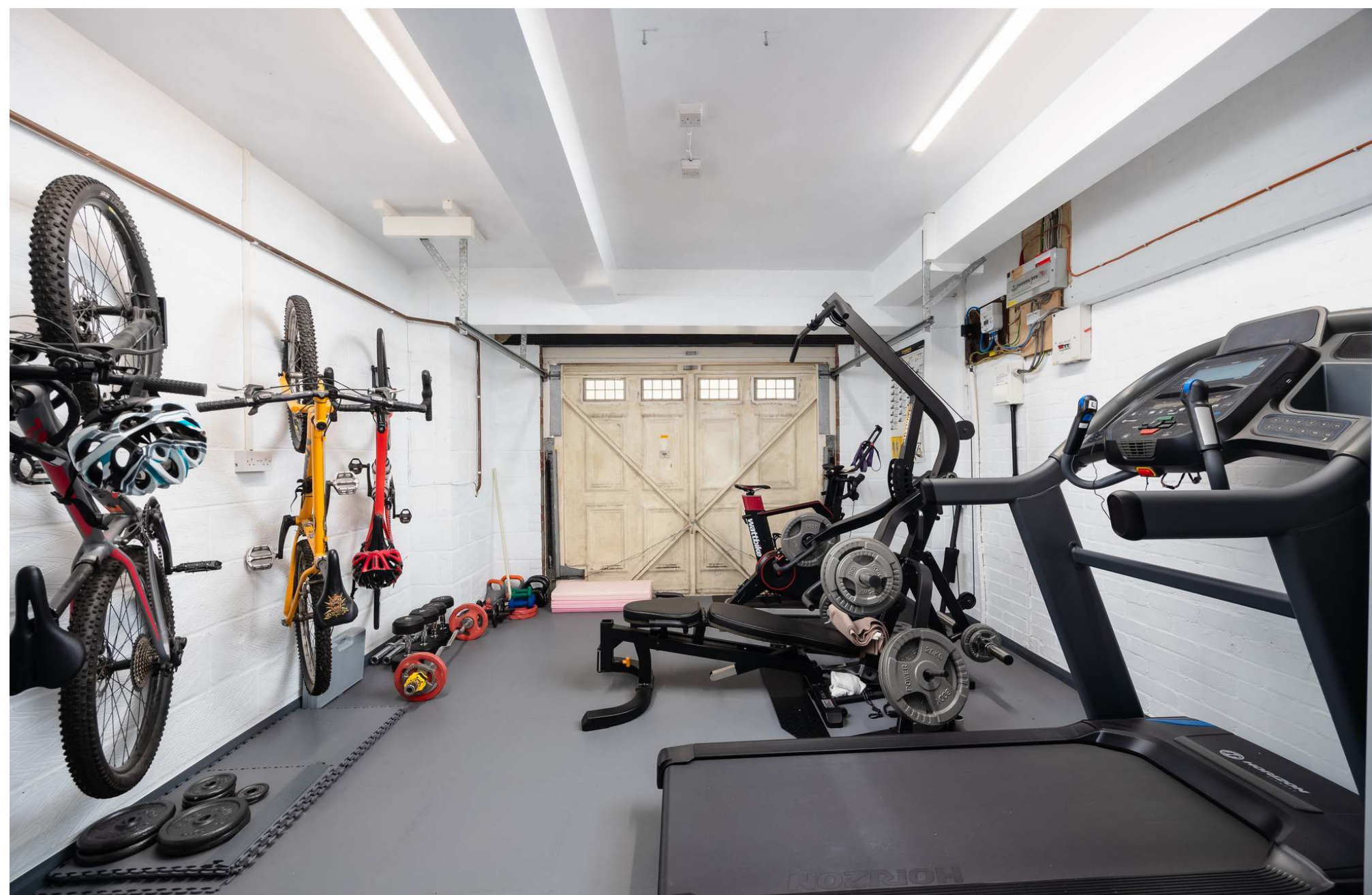


PLANNING PERMISSION FOR FURTHER EXTENSION & DEVELOPMENT

Planning permission has been granted for side, rear, and front extension, offering an exciting opportunity to further enhance and expand this already impressive property, creating additional living space and increased versatility. (23/03846/APP)

PREMIER LOCATION

King Edward Avenue is a well-established and highly sought-after residential area in the heart of Aylesbury. This desirable location offers the perfect balance of convenience and community, making it an attractive choice for families, professionals, and retirees alike. Just a short distance from the town centre, residents can enjoy easy access to a wide range of amenities, including popular shopping destinations, cafes, restaurants, and leisure facilities. For families, King Edward Avenue benefits from close proximity to highly regarded schools, nurseries, and local parks, providing excellent educational and recreational opportunities. Commuters are also well served, with Aylesbury Train Station just a short walk away, offering regular and direct services to London Marylebone, while the nearby road links, including the A41, provide straightforward access to neighbouring towns and beyond. The avenue itself is characterised by its charming, tree-lined streets and a welcoming neighbourhood atmosphere, combining peaceful living with urban convenience. This blend of practicality and charm makes King Edward Avenue a highly desirable place to call home.

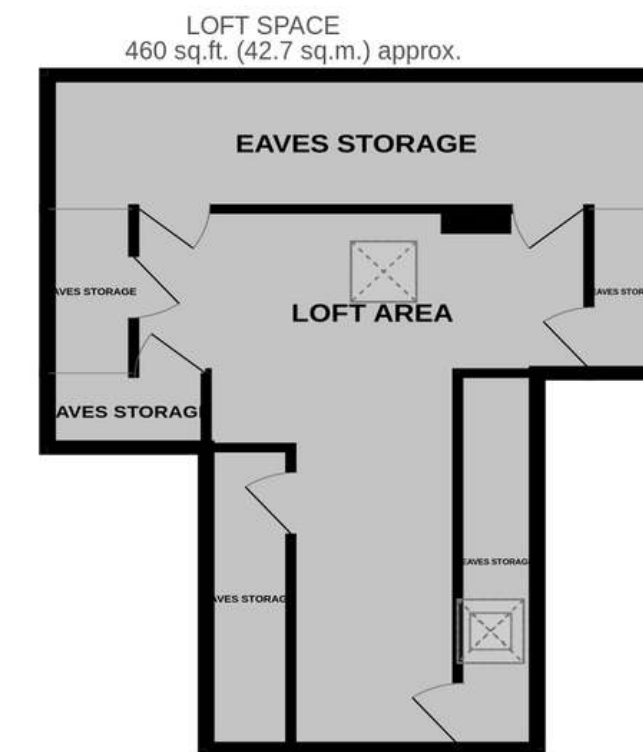
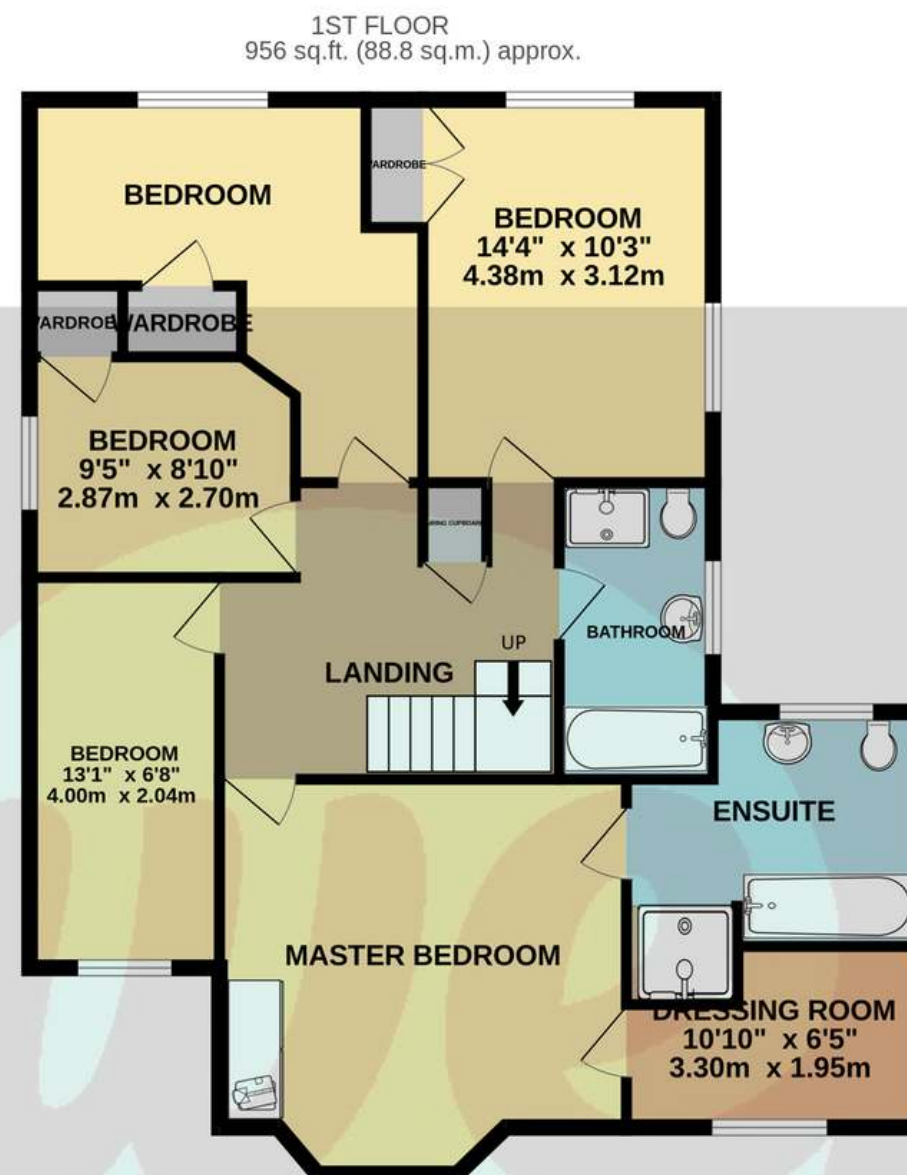
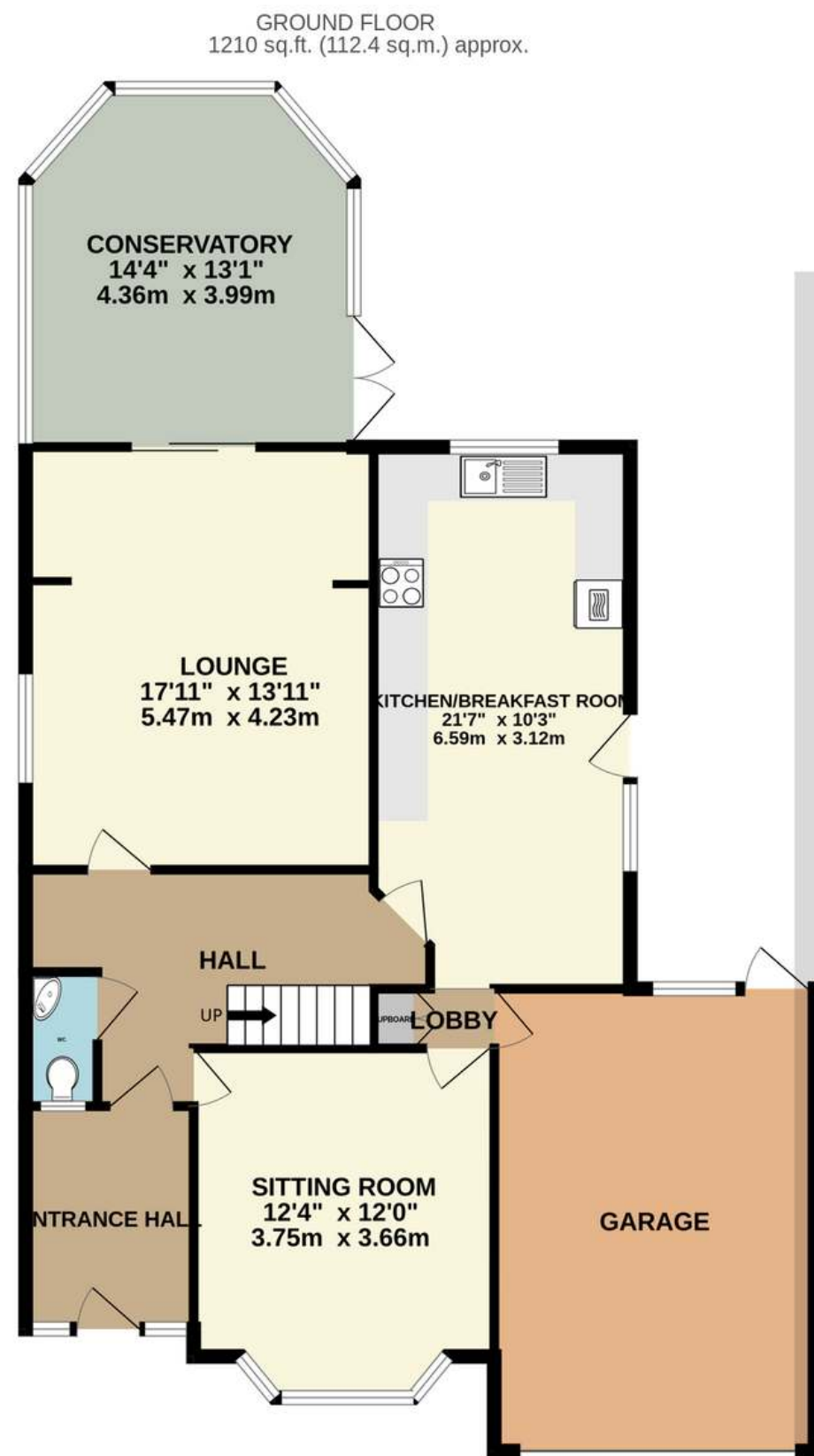












sold it

TOTAL FLOOR AREA : 2166sq.ft. (201.2 sq.m.) approx.

Whilst 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 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.

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Total floor area including loft space
= 2626 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

