

3 Bedroom
SEMI DETACHED
FAMILY HOME

ELMHURST DEVELOPMENT

88 Dunsham Lane, Aylesbury
Buckinghamshire, HP20 2DG



£385,000

TEL. 01296 761 331
EMAIL; HELLO@WESOLDIT.CO.UK



LOCATION

Located on the popular area of Elmhurst, situated in the Market town of Aylesbury, just 1 mile walk to Aylesbury's London bound train station, offers a delightful blend of suburban living and urban convenience providing an ideal setting for families and professionals alike. Residents of Elmhurst benefit from proximity to excellent local amenities,

THIS HOME FEATURES

THREE BEDROOMS
REAR ENCLOSED GARDEN
GARAGE
DRIVEWAY FOR SEVERAL
VEHICLES
FITTED KITCHEN
FAMILY BATHROOM
POPULAR ELMHURST
DEVELOPMENT
JUST OVER 1 MILE TO
TOWN CENTRE

including shops, schools, and parks, alongside Elmhurst's proximity to Aylesbury's town centre, make it a sought-after destination for commuters and families.



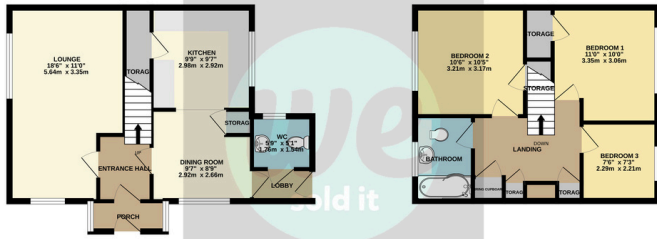
PROPERTY SUMMARY

Welcome to this charming three-bedroom family home, offering a perfect blend of comfort and functionality. Step into the inviting entrance hall leading to a spacious living room, ideal for relaxing evenings with loved ones. The fitted kitchen complete with underfloor heating provides a delightful space for culinary adventures, complemented by a dining room for enjoyable meals together. With the convenience of a garage and driveway for several vehicles, parking is hassle-free. Outside, the rear enclosed garden offers a private retreat for outdoor enjoyment. Don't miss the opportunity to make this wonderful property your new home. The property is situated just a mile walk from the town centre and London bound mainline train station.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA - 926 sq.ft. (86.0 sq.m.) approx.
Where every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. We act with Neptun 2020



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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.



*Fastest Train from Aylesbury to London Marylebone

Tel. 01296 761331

hello@WeSoldIt.co.uk

