



An immaculately presented two-bedroom semi-detached property with a delightful rear garden, and driveway parking for several vehicles. Formerly a three-bedroom home it has been comprehensively refurbished, and is situated in a cul-de-sac location on the desirable Bedgrove estate, close to amenities and the park.

Situated in a small cul-de-sac on the popular development this two-bedroom property is approached over a block-paved driveway with parking for three vehicles.

A covered porch leads to the entrance hallway, which provides access to the living room, kitchen, stairs to the first floor, and the Cloakroom.

The kitchen, which enjoys views over the lovely rear garden has been refitted with contemporary floor and eye-level units, and integrated appliances.

The living room is particularly spacious with views to the front and French doors to the garden, room for a large table and chairs lending itself to entertaining friends and family.

The utility room with a w.c completes the ground floor accommodation.

The first floor has two double bedrooms and a large family bathroom, which has also been refurbished.

Outside the rear garden is very secluded, and has a southerly aspect making it ideal for outside dining and BBQ's

Mainly laid to lawn with a patio, the garden is also well-stocked with mature trees and shrubs.

To the front there is a garage with an electric door, block paved driveway parking along with a further graveled area, and front lawn enclosed by a dwarf wall.

Bedgrove is a desirable Southside residential development with many amenities including Jansel Square which is a shopping area comprising of mini supermarkets Co-Op and Sainsbury's, newsagents, dry cleaners, takeaways and a Lloyds pharmacy.

Bedgrove School is highly sought after and the area also boasts probably the towns largest recreational park which includes a community centre, various sports facilities and a designated dog walking area.

There is also a regular bus service connecting the town and surrounding areas. The nearest mainline train station is Stoke Mandeville, or alternatively Aylesbury Town Centre. Primary School – Bedgrove & Secondary – The Grange and Aylesbury Grammar Schools.

AGENTS NOTE - The Seller Is Connected To A Member Of Staff In Quadrant.





Accommodation Comprises:

Ground Floor - Enclosed Porch, Entrance hallway, Sitting Room/Dining Room, Kitchen, Utility Room With W.C

First Floor - Two Double bedrooms, Bathroom.

Outside - Driveway Parking For Several Vehicles, Gated Side Access, Garage.

Rear Garden, Patio Area, Greenhouse.

Freehold Property.

Services - Gas Central Heating - Utility Warehouse.

Mains Water, Drainage- Thames Water

Mobile Phone Connection - Please Check Using The Ofcom Website.

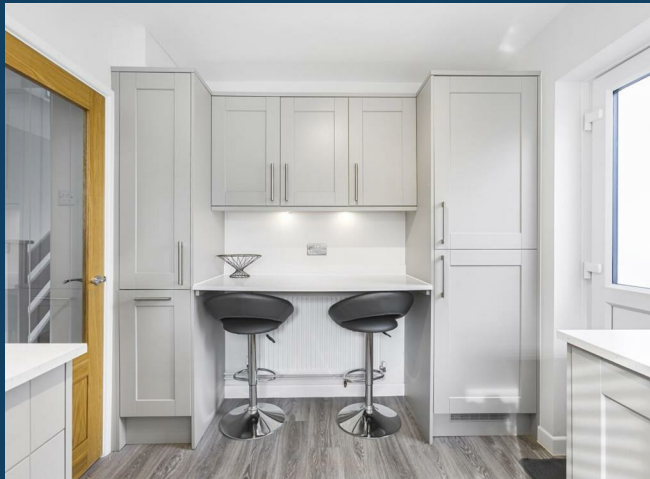
Internet: Please Check Using The Ofcomm Website -

<https://checker.ofcom.org.uk/>

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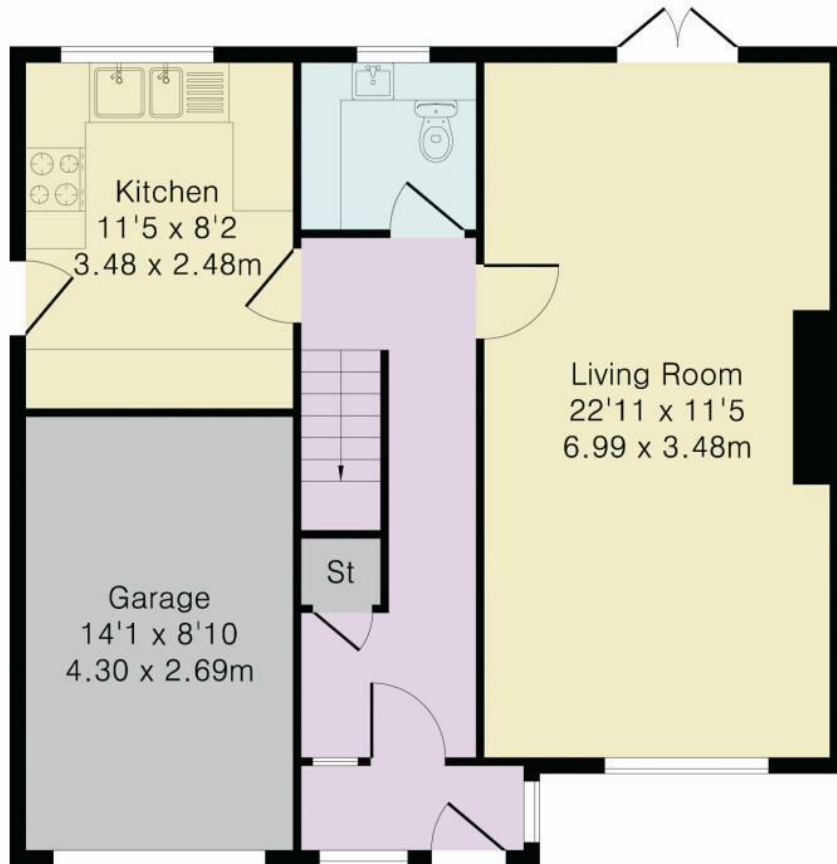
Local Authority - AVDC

Council Tax Band - D

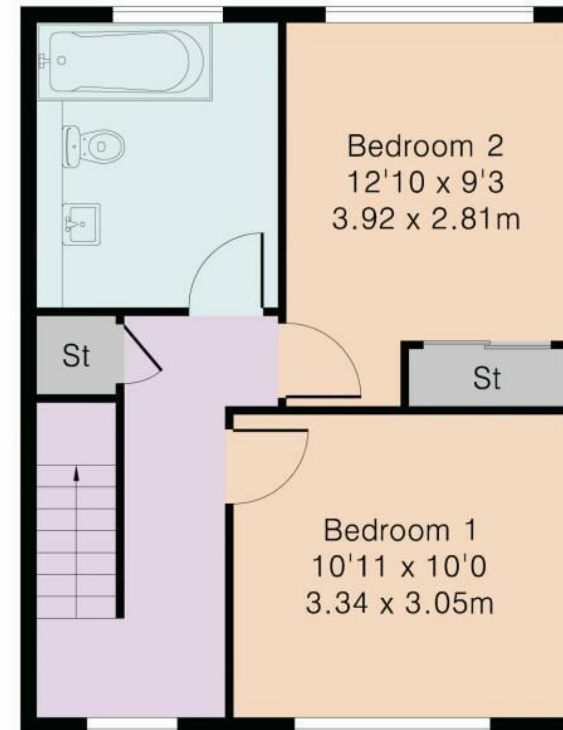




Approximate Gross Internal Area 1059 sq ft – 98 sq m
 Ground Floor Area 659 sq ft – 61 sq m
 First Floor Area 400 sq ft – 37 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	79
England & Wales		EU Directive 2002/91/EC	



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