



Corfe Close, Aylesbury, Buckinghamshire, HP21 9UP



Christopher Pallet
Professional advice since 1973

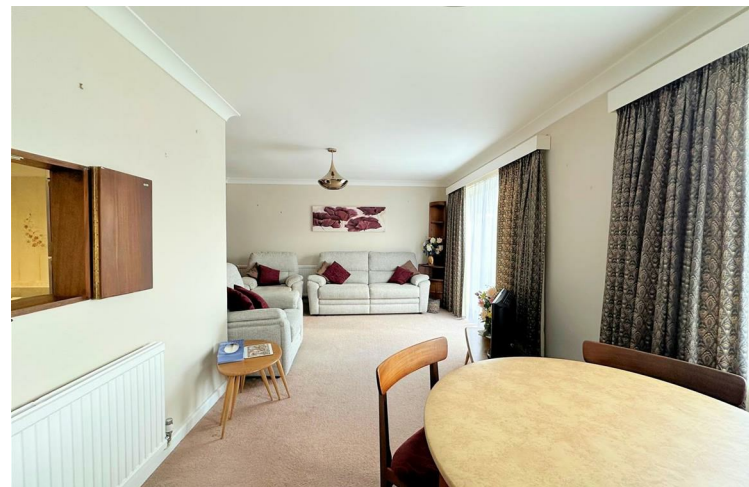
**Corfe Close,
Aylesbury,
Buckinghamshire,
HP21 9UP**

Guide Price £685,000 Freehold

Welcome to this charming bungalow located in the sought-after area of Bedgrove. Situated in a peaceful cul de sac, this home offers the convenience of being within walking distance to the local shopping parade. The entire property is double glazed, ensuring warmth and energy efficiency, complemented by the gas to radiator heating system. One of the highlights of this bungalow is the double garage with driveway parking, providing plenty of space for your vehicles and storage needs. The private secluded rear garden is a tranquil oasis where you can unwind and enjoy the outdoors in complete privacy. This property boasts a large sitting room overlooking the rear garden, the kitchen breakfast room provides ample space for entertaining and opens to a rear porch and the With three cosy bedrooms and two bathrooms, there is ample space for the whole family.

Don't miss out on this fantastic opportunity as this property comes with no upper chain, making the buying process smooth and hassle-free. Embrace the comfort and convenience that this lovely bungalow in Bedgrove has to offer.

Bedgrove is a popular residential area to the sought after south side of Aylesbury. Jansel Square provides a selection of day to day facilities. For a more extensive choice the town centre is a five minute drive where a wide range of shopping and recreational amenities are available. Located within the catchment area of popular junior schools and also offers easy access to the Aylesbury Grammar School for boys and Aylesbury High School for girls. There is a rail service in to London, Marylebone with access via either Stoke Mandeville or Aylesbury stations.





Detached Bungalow
located on this popular
development with No chain.



Accommodation

The front door opens to the light and airy entrance hall with doors to all rooms. The cloakroom/shower room comprise a wash hand basin, low level wc, a walk in shower cubicle and fully tiled throughout. The sitting /dining room is on the left and looks out on the rear garden with a window and double glazed patio doors to the rear. The kitchen/breakfast room has a range of units providing storage with space for the usual appliances, space for a table and chairs and access to the rear porch and garden.. The three bedrooms are all double rooms with built in wardrobes to all. The family bathroom has a three piece suite with fully tiled walls and flooring.

Outside

This home benefits from a generous sized rear garden with an extensive patio seating area directly to the rear extending to the level lawn which an abundance of flowering plants and shrub borders. Gated side access to the front of the property and a door to the garage. The front garden has a pathway to the front door with flower beds to the side and a driveway, a mature hedge to the front boundary with a brick retaining wall. The double garage has power and light with ample storage.

Directions

Leave Aylesbury town centre on the A413 wendover road turn left on to Bedgrove and the Camborne Ave take the first right into Langdon Avenue and then third left into Herston Close. Corfe close is on the left with the property on the right. Council Tax band E

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

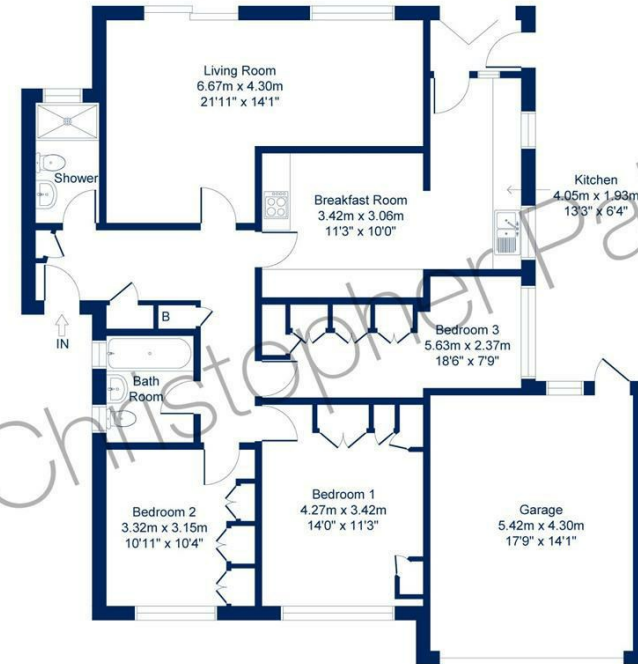
Viewing and Contact Details



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Total Approx. Floor Area 130 sq.ft / 1402 sq.m



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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