



## BEAUFORT CLOSE, BEDGROVE, AYLESBURY

**£485,000**  
**FREEHOLD**

Spacious three bedroom detached home in the highly sought after Bedgrove area. Conveniently located within walking distance to top-rated schools and offering excellent road links. The property features a bright living room, kitchen and a convenient cloakroom. Upstairs, there are three bedrooms, family bathroom and a separate WC. Outside, enjoy well-maintained front and rear gardens, along with a garage and driveway for ample parking. Perfect for families seeking a prime location with great amenities.





## BEAUFORT CLOSE

- SOUGHT AFTER LOCATION • THREE BEDROOMS • FULLY DETACHED PROPERTY • FRONT AND REAR GARDENS • GARAGE AND DRIVEWAY PARKING • WALKING DISTANCE TO TOP SCHOOLS • FANTASTIC ROAD LINKS • DOWNSTAIRS CLOAKROOM



### LOCATION

Bedgrove is a highly regarded development situated on the south side of Aylesbury. At the heart of the estate is Jansel Square Centre which has a range of shops, pub, post office and hairdressers. Additional benefits include a doctor's surgery, two churches and a large recreation park with many sports clubs and activities. An ideal location for families the estate is served by the well regarded Bedgrove Infant and Junior schools and is within walking distance of the Aylesbury Grammar and Aylesbury High School. There is a frequent bus service to the town centre, good road links towards London on the A41 and A413 and the choice of Aylesbury Central or Stoke Mandeville Train Stations offering mainline services into London Marylebone.

### ACCOMMODATION

Upon entering, you are greeted by a welcoming entrance hall that leads into the spacious L-shaped living/dining room, providing a bright and versatile space for relaxing and entertaining. Large windows allow for plenty of natural light, creating a warm and inviting atmosphere.

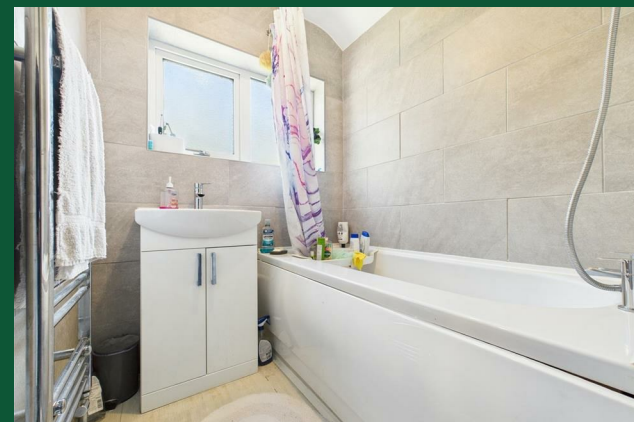
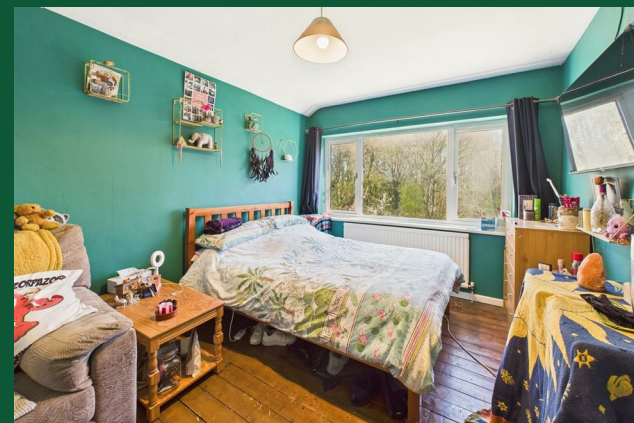
The kitchen offers ample space for appliances, making it a practical and functional area for cooking. A convenient downstairs cloakroom adds to the home's practicality.

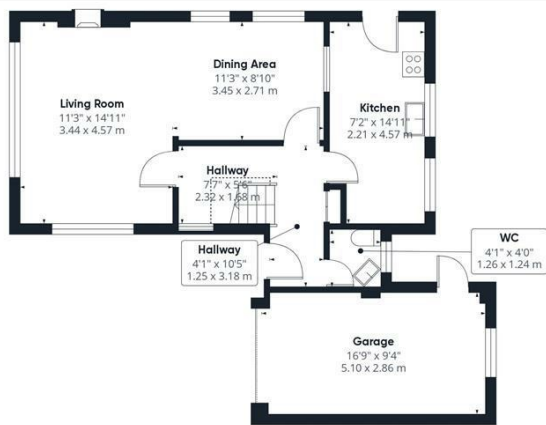
Upstairs, the property boasts three well sized bedrooms, with built-in wardrobes in bedrooms two and three, offering great storage solutions. The family bathroom is complemented by a separate WC for added convenience.

Externally, the home features front and rear gardens, perfect for outdoor enjoyment. The rear garden provides a private space ideal for relaxation or family activities. Additionally, the property benefits from a garage and driveway, ensuring ample parking and storage.

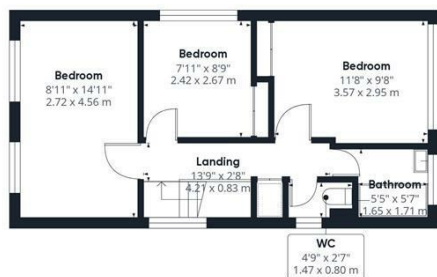
This wonderful home is set in a desirable location, close to excellent schools, transport links, and local amenities, making it a perfect choice for those seeking a comfortable and convenient lifestyle.

## BEAUFORT CLOSE





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1056.78 ft<sup>2</sup>  
98.18 m<sup>2</sup>

**Reduced headroom**

12.67 ft<sup>2</sup>  
1.18 m<sup>2</sup>

(1) Excluding balconies and terraces

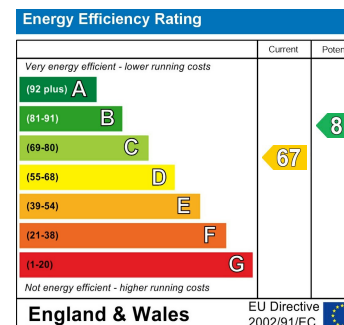
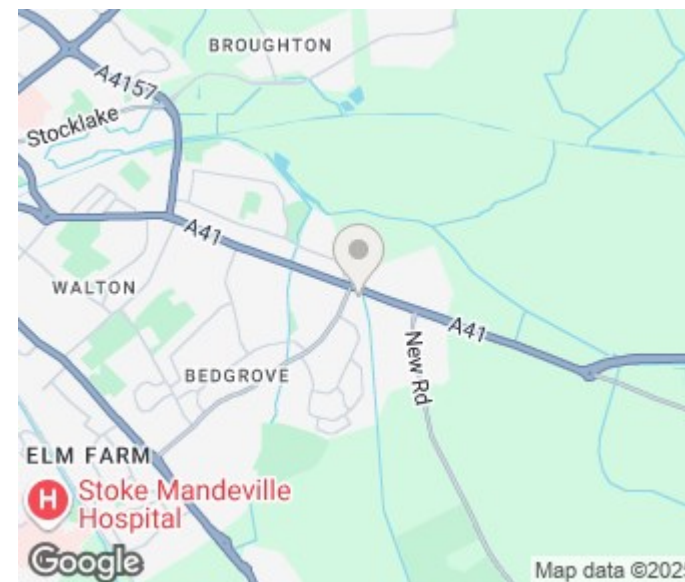
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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