



**INGRAM AVENUE, BEDGROVE, AYLESBURY**

**PRICE £410,000**

**FREEHOLD**

A superb three bedroom semi-detached house located in the highly sought-after area of Bedgrove. Recently renovated, the property features a brand new kitchen and bathroom, as well as new windows and doors throughout. Offered with no upper chain, the home also benefits from granted planning permission for an extension, presenting excellent potential for future development.





## INGRAM AVENUE

- BEDGROVE • THREE BEDROOM SEMI DETACHED HOUSE • NO UPPER CHAIN • DOUBLE LENGTH GARAGE • REFITTED KITCHEN AND SHOWER ROOM • NEW DOORS AND WINDOWS THROUGHOUT • DRIVEWAY FOR SEVERAL CARS • PLANNING PERMISSION GRANTED FOR EXTENSION • GOOD SIZE REAR GARDEN • BACKS ONTO ALLOTMENTS



### 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

Nestled in a popular residential area, this well presented three bedroom semi-detached home offers spacious and modern living, ideal for families, first-time buyers or those looking to upsize.

Upon entering the property, you are welcomed by a bright entrance hall, leading to the living room, perfect for relaxing or entertaining. The heart of the home is the refitted kitchen, designed with functionality in mind and providing space for appliances.

To the ground floor, the property also boasts a

modern refitted shower room, thoughtfully updated to a high standard, offering convenience and contemporary style.

Upstairs, you will find three bedrooms, providing comfortable accommodation for a growing family or space for a home office.

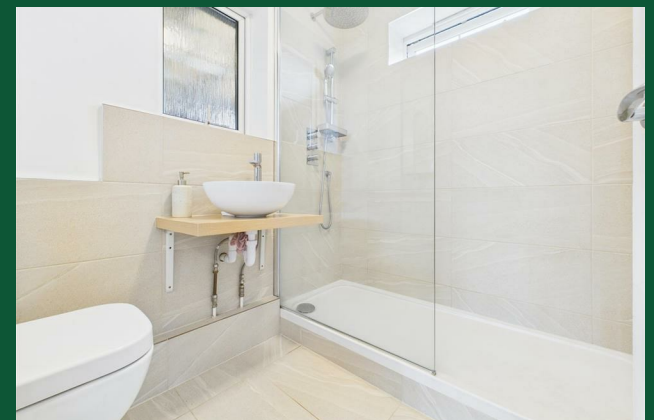
Outside, the property features a private rear garden, fully enclosed with newly installed fencing and gate, creating a secure and pleasant outdoor space for children, pets or garden entertaining. A real highlight is the double-length garage, offering excellent storage or workshop potential, complete with an electronically controlled up and over garage door. Additionally, there is driveway parking to the front of the property, providing off road parking for multiple vehicles.

### NOTE

Planning permission has been granted for extension - please see link.

<https://publicaccess.aylesburyvaldc.gov.uk/online-applications/applicationDetails.do?keyVal=SSA68TCLIZV00&activeTab=summary>

## INGRAM AVENUE





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
937 ft<sup>2</sup>  
87 m<sup>2</sup>

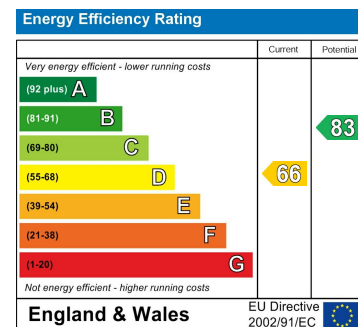
**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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