



Connells

Kendal Close
AYLESBURY

Kendal Close AYLESBURY HP21 7HR

for sale guide price
£475,000



Property Description

Tucked away in a peaceful cul-de-sac, this delightful three-bedroom residence offers a perfect blend of comfort, space, and convenience in the ever-popular Bedgrove area.

Step through the entrance hall into a welcoming lounge, where a striking feature fireplace and front-facing window create a warm and inviting atmosphere. Just off the lounge, the dining room provides an ideal setting for family meals and entertaining, with patio doors opening into a bright conservatory—complete with tiled flooring and an electric radiator for year-round enjoyment. The well-equipped kitchen features a range of wall and base units, an electric double oven, gas hob, and ample space for appliances. A rear door offers direct access to the garden, making outdoor dining and playtime a breeze. The ground floor also hosts a modern family bathroom with a shower cubicle, along with two comfortable bedrooms. Upstairs, the master suite is a true retreat—light and airy thanks to skylight windows, with generous eaves storage and a private en-suite bathroom.

Outdoor Highlights :

Expansive rear garden laid to lawn and fully enclosed for privacy

, detached garage and driveway.

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

Entrance Hall

Door to front
Carpet underfoot
Radiator

Lounge

13' 9" max x 10' 9" max (4.19m max x 3.28m max)
Window to front
Carpet underfoot
Feature fireplace
Radiator

Dining Room

12' 9" max x 11' max (3.89m max x 3.35m max)
Patio doors to conservatory
Carpet underfoot
Radiator

Kitchen

11' 8" max x 11' 7" max (3.56m max x 3.53m max)
Door to rear
Window to rear
Part tiling
Wall and base units
Tiling underfoot
Electric double oven
Gas Hob
Space for washing machine, dishwasher and fridge/freezer
Radiator

Conservatory

11' 4" x 8' 6" (3.45m x 2.59m)
Window to rear and side
Door to side
Electric radiator
Tiling underfoot

Bedroom Two

11' 9" max x 11' 8" max (3.58m max x 3.56m max)
Window to rear
Carpet underfoot
Radiator

Bedroom Three/Study

12' 9" max x 11' 8" max (3.89m max x 3.56m max)
Window to front
Carpet underfoot
Radiator

En-Suite (to master)

WC,

Wash hand basin
Bath

Bedroom One (master)

17' 3" x 9' 5" (5.26m x 2.87m)
Window to front
Two skylights to rear
Two storage cupboards
Access to eaves storage
Radiator
Dormer window to front

Bathroom

Window to front
Shower cubicle
WC
Wash hand basin
Radiator
Tiling underfoot
Fully tiled

Rear Garden

Patio
Laid lawn
Enclosed fencing

Garage

19' 6" max x 9' 8" max (5.94m max x 2.95m max)
Double doors to front and side

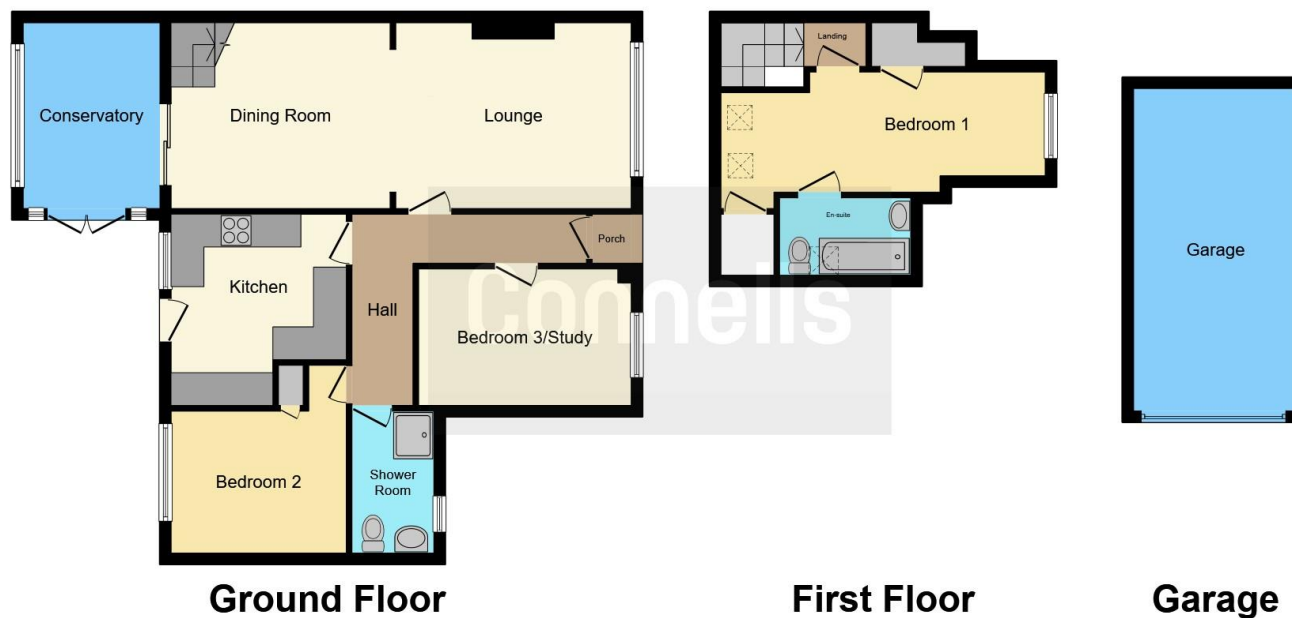
Parking

Block paved driveway at front









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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