



**Connells**

Kendal Close  
AYLESBURY





## 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 )

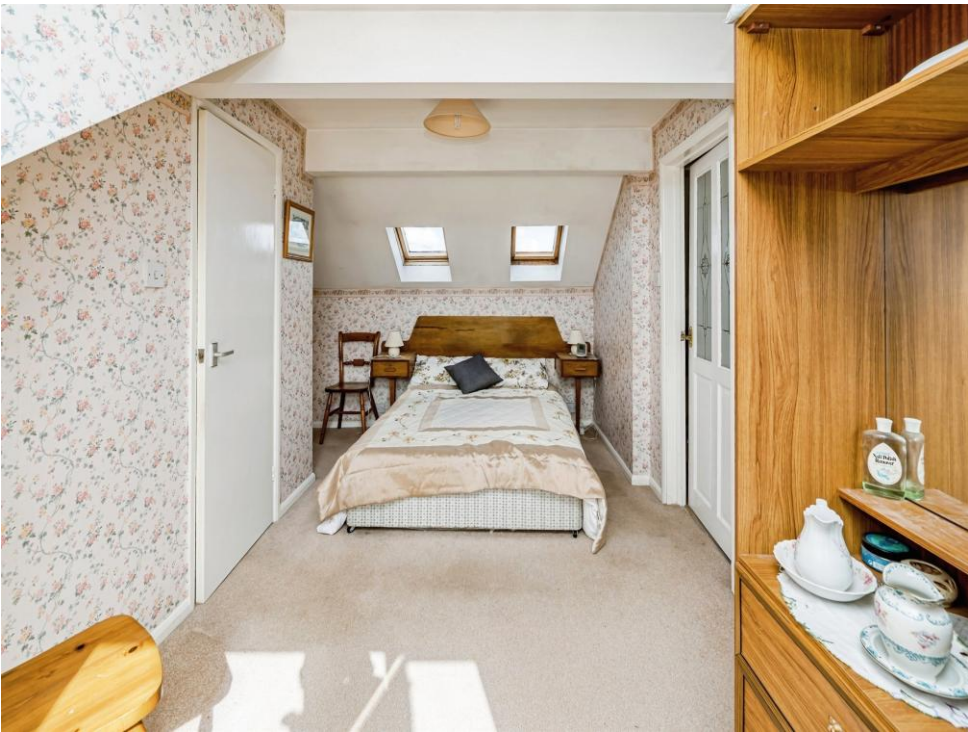
Double doors to front and side

## Parking

Block paved driveway at front



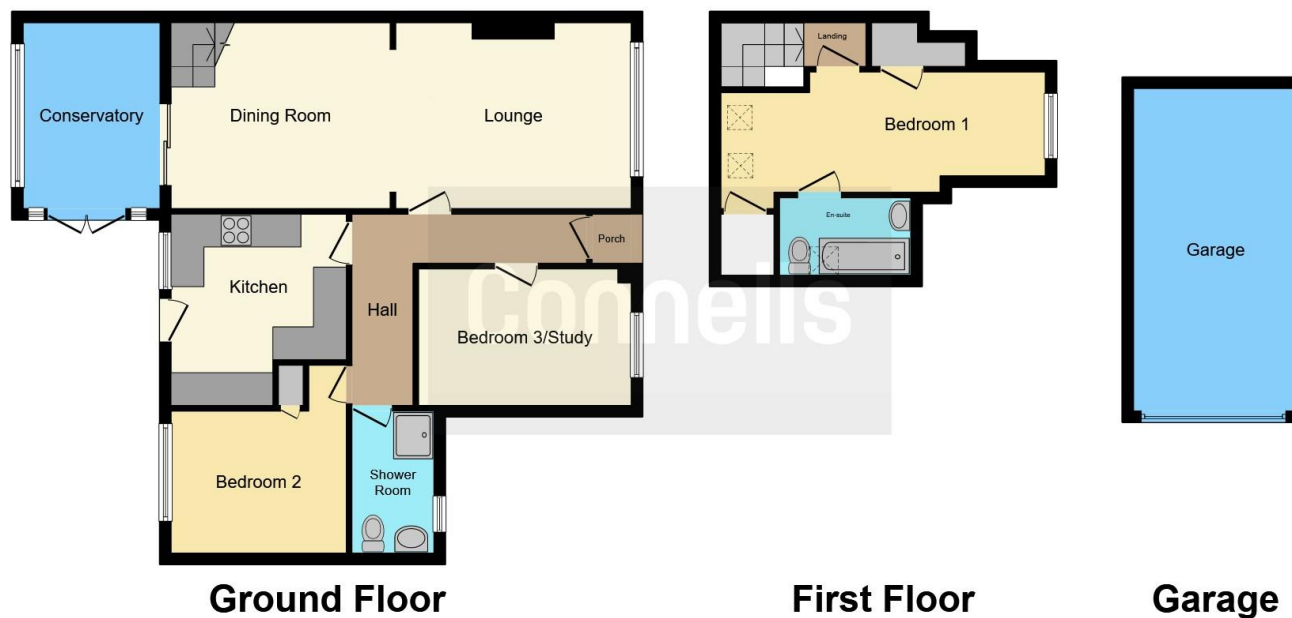












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312359](http://connells.co.uk/Property/ALS312359)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312359 - 0006