



Edgecombe Road

Bedgrove | Aylesbury | Buckinghamshire | HP21 9UG



**Williams**  
PROPERTIES

# Edgecombe Road

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Williams Properties are delighted to welcome to the market this four bedroom detached family home in Bedgrove, Aylesbury. The property is in a prime location, being a short walk away from a local parade of shops, doctors surgery and pharmacy, as well as top Primary schools and Aylesbury Grammar Schools. Inside, the property comprises of cloakroom, kitchen, utility, living/dining room and family room to the ground floor, with four bedrooms and a bathroom to the first floor. Outside, there is a large enclosed rear garden, and to the front, a front garden with driveway and a double garage. Viewing is strongly advised on this ideal family home.

Offers in excess of £650,000

## Bedgrove

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners, takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park which includes a community centre, various sporting facilities and a designated dog walking area. Bedgrove offers a regular bus service which connects the town and surrounding areas. Bedgrove also offers easy access to both the A413 towards Amersham and London or the A41 towards Watford and the M25. Bedgrove offers train stations nearby which include both Aylesbury town or Stoke Mandeville linking with London Marylebone. Primary School – Bedgrove & Secondary School – The Grange and catchment to Aylesbury Grammar Schools

## Council Tax

Band F

## Local Authority

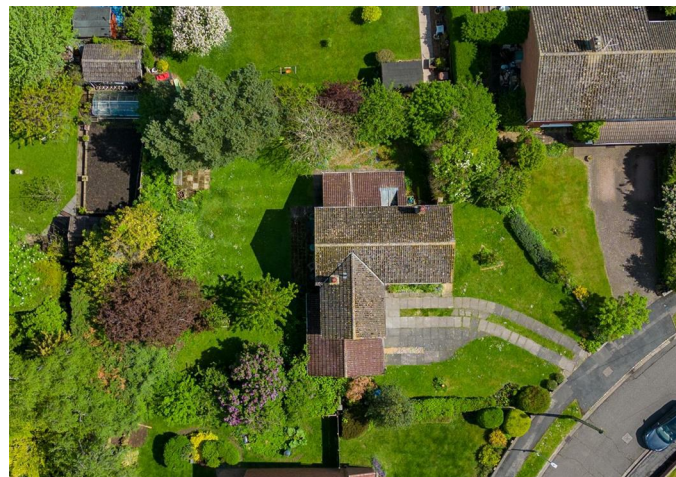
Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Doors to the downstairs wc, kitchen, living/dining room and storage cupboard. Stairs rise to the first floor.





- Detached Property
- Four Double Bedrooms
- No Onward Chain
- In Need Of Modernisation
- Sought After Location
- Double Garage & Driveway
- Front & Rear Gardens
- Viewing Highly Advised

#### **WC**

WC comprises a hand wash basin unit with storage, WC, tiled flooring and a frosted window.

#### **Kitchen**

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset electric hob, overhead extractor fan and double oven, tiling to the surround, wall mounted boiler, space and plumbing for washing machine and tumble dryer. Door to the utility.

#### **Utility**

Utility consists of tiled flooring, power sockets and a door leading out to the rear garden.

#### **Living / Dining Area**

L shaped room consisting of dual aspect windows, wall mounted radiators, light fittings to ceiling and a door to the family room. Ample space for a range of living/dining furniture.

#### **Family Room**

Consisting of sliding doors to the rear garden, wall mounted radiator and light fitting to ceiling. Space for a range of furniture.

#### **First Floor**

Doors to all bedrooms and bathroom. Access to the loft space.

#### **Bedroom**

Bedroom consists of a window to the front aspect, wall mounted radiator and light fitting to ceiling. Space for a double bed and other furniture.



Bedgrove is a popular family-orientated neighbourhood on the Southside of Aylesbury and provides residents with an excellent range of local amenities including a shopping parade, doctors surgery and pharmacy, as well as top Primary and Secondary schools. There are good transport links with easy access by foot or road to Aylesbury Town Centre, and easy access for road users to the A41.



**Bedroom**

Bedroom consists of a window to the side aspect, fitted wardrobes, wall mounted radiator and light fitting to ceiling. Space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, wall mounted radiator and light fitting to ceiling. Space for a double bed and other furniture.

**Bedroom**

Bedroom consists of dual aspect windows, enclosed shower cubicle and hand wash basin unit, wall mounted radiator and light fitting to ceiling. Space for a double bed and other furniture.

**Bathroom**

Bathroom is part tiled and comprises a WC, pedestal hand wash basin, panelled bathtub with overhead electric shower, attachment and shower screen, heated towel rail and a frosted window.

**Rear Garden**

Rear garden of a good size, with a patio area and large expanse of lawn, enclosed with a timber fence, hedges, trees and shrubs.

**Front Garden**

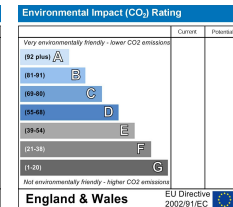
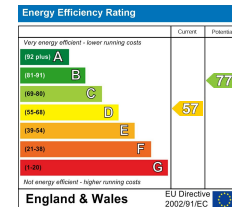
Front garden with an expanse of lawn, shrubs, plants and trees.

**Double Garage & Driveway**

Driveway can accommodate several vehicles. Double garage with light and power supply.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Williams



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.