



Chadwell Path

Bedgrove | Aylesbury | Buckinghamshire | HP21 7EL





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Williams Properties welcome to the market this three bedroom house in the sought after area of Bedgrove, Aylesbury. The property is offered with no onward chain and consists of a living room, kitchen/diner, three bedrooms and bathroom. Outside there is an enclosed rear garden and a single garage in a nearby block. Viewing comes highly recommended.

## Offers in excess of £300,000

- Sought After Location
- No Onward Chain
- Enclosed Rear Garden
- Good Road Links
- Three Bedroom House
- Garage In Block
- Close To Schools
- Viewing Highly Recommended

### 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 C

### Local Authority

Buckinghamshire Council





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.



### Services

All main services available

### Entrance Hall

Enter through the front door into the porch with a further door into the hallway. Doors to the kitchen and living room, stairs rise to the first floor.

### Living Room

Living room consists of a window to the front aspect, light fitting to ceiling, radiator and space for a sofa set and other furniture.

### Kitchen / Diner

Kitchen area consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset electric hob and oven, space for washing machine and fridge/freezer, door to the rear garden. Dining area consists of a window to the rear aspect, radiator and space for a dining table set.

### First Floor

Doors to all rooms. Loft access.

### Bedroom One

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

### Bedroom Two

Bedroom consists of a window to the front aspect, built in wardrobe, light fitting to ceiling, radiator and space for a double bed and other furniture.

### Bedroom Three

Bedroom consists of a window to the front aspect, light fitting to ceiling, radiator and space for a single bed and other furniture.

### Bathroom

Bathroom comprises a pedestal hand wash basin, wc, enclosed shower cubicle, part tiling to walls, radiator and a frosted window.

### Garden

Enclosed rear garden with a pathway to the rear of the garden, grass laid with plants and shrubs, garden shed and gated access to the rear.

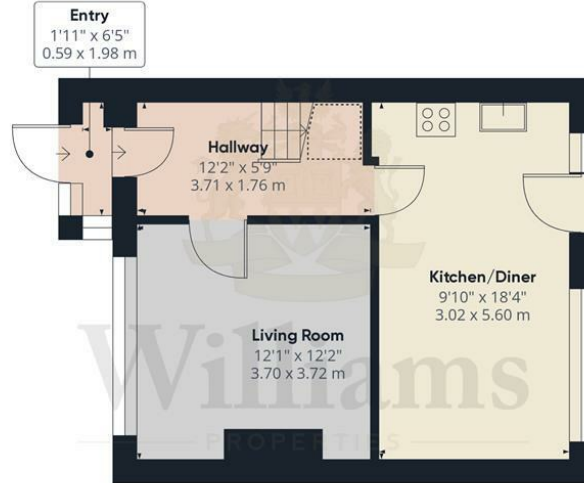
### Garage

Single garage in a block nearby.

### 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(21-38) F				(11-30) F			
(1-20) G				(11-30) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>®</sup>**  
947.86 ft<sup>2</sup>  
88.06 m<sup>2</sup>

**Reduced headroom**  
7.95 ft<sup>2</sup>  
0.74 m<sup>2</sup>

Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360



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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.