



Williams  
For Sale  
CALL AGENT

CROSLAND ROAD

Crosland Road

Bedgrove | Aylesbury | Buckinghamshire | HP21 7ED



# Crosland Road

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Williams Properties are delighted to bring to the market this superb four bedroom detached house in the sought after location of Bedgrove, Aylesbury. The property is spacious and immaculately presented throughout and consists of an entrance hall, dining room, office, living room, kitchen, utility, downstairs wc, family room, four double bedrooms, en suite & family bathroom. Outside there is a fantastic rear garden & driveway parking for multiple vehicles to the front. Viewing is highly recommended on this ideal family home.

Guide price £875,000

## 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 E

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the hallway with doors to the dining room, family room, wc and opening into the kitchen. Stairs rise to the first floor.





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- Sought After Location
- Four Double Bedrooms
- Driveway Parking
- Fantastic Rear Garden
- Detached Family Home
- Multiple Reception Rooms
- Close To Top Schools
- Viewing Highly Recommended

**Dining Room**

Dining room consists of a window to the front aspect, wood effect flooring, spotlights to ceiling, underfloor heating and doors to the office and living room. Space for a large dining set and other furniture.

**Office**

Office consists of a window to the front aspect, wood effect flooring, spotlights to ceiling, underfloor heating and space for a range of furniture.

**Living Room**

Living room consists of windows overlooking the garden, sky lights, underfloor heating, wood effect flooring, spotlights to ceiling and space for a three piece sofa suite and a range of other furniture.

**Kitchen**

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset electric hob and overhead extractor, integrated microwave, double oven and dishwasher, space for an American style fridge/freezer. Large kitchen island with space for a number of bar stools. Bi folding doors to the garden, tiled flooring, spotlights to ceiling, underfloor heating and doors to the utility and living room.

**Utility**

Utility comprises wall mounted units with worktop, space for washing machine and tumble dryer, built in storage cupboard and door to the side of the property.

**WC**

Comprising a hand wash basin, half height tiling to walls, wc, radiator and frosted window.



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The property is within walking distance to a range of top rated schools including Turnfurlong Infant and Junior School, Bedgrove Infant School and Aylesbury High and Grammar Schools. Shopping and grocery amenities are located on Bedgrove and easily accessible on foot.



### Family Room

Family room consists of a window to the front aspect, carpet laid to floor, spotlights to ceiling, radiator and space for a range of furniture.

### First Floor

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

### Bedroom & En Suite

Bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a king size bed and other furniture. En suite is fully tiled and comprises a wc, hand wash basin unit with storage, walk in shower, heated towel rail, underfloor heating and frosted window.

### Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, ceiling light fan and space for a double bed and other furniture.

### Bedroom

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

### Bedroom

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

### Bathroom

Bathroom comprises a hand wash basin unit with storage, wc, panelled bathtub with overhead shower and screen, tiling to splash sensitive areas, underfloor heating, heated towel rail and a frosted window.

### Rear Garden

Large paved patio with built in planters, expanse of lawn laid with plants and small trees, garden shed and gated access to the front.

### Parking

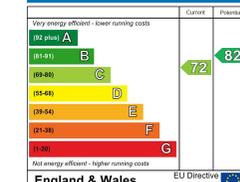
Gravelled driveway with space for multiple vehicles. Lawn area with plants and shrubs.

### Buyer Notes

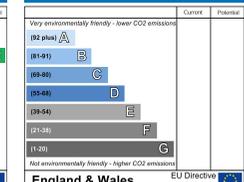
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

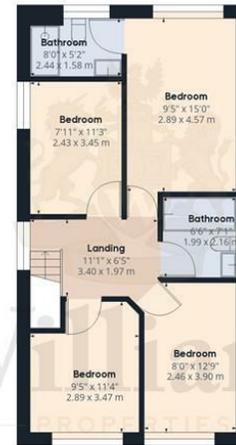




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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1861.21 ft<sup>2</sup>  
 172.91 m<sup>2</sup>

(1) Excluding balconies and terraces

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.