



Craigwell Avenue

Bedgrove | Aylesbury | Buckinghamshire | HP21 7AF



**Williams**  
PROPERTIES

# Craigwell Avenue

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**\*\* VIRTUAL TOUR AVAILABLE \*\*** Williams Properties welcome to the market this stunning four bedroom detached house set in the highly sought after Bedgrove area, close to all local amenities including shops, schooling, doctors and a large park. Accommodation consists of multiple reception rooms, kitchen/diner, utility, downstairs wc, four bedrooms and three bathrooms. Outside there is driveway parking for a number of vehicles and an enclosed rear garden. Viewing comes highly recommended.

Asking price £725,000

## 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 entrance hall with doors to the snug, wc, living room, kitchen and opening to the billiard room. Stairs rise to the first floor.





- Sought After Location
- Driveway Parking
- Good Road Links
- Southside Of Aylesbury
- Four Bedroom Detached Home
- Close To Schools
- Multiple Reception Rooms
- Three Bathrooms

**Billiard Room**

Dual aspect room with tiled flooring, radiator, light fittings to ceiling and space for a range of furniture.

**Snug / 5th Bedroom**

Snug/bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a sofa set and a range of other furniture.

**WC**

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

**Kitchen**

Kitchen consists of a range of wall and base mounted units, granite worktops, kitchen island with inset sink unit, space for range style cooker, American style fridge/freezer, integrated dishwasher, tiled flooring, spotlights to ceiling, doors to the utility and side of the property and double doors leading into the family room. Space for a large dining table set.

**Utility**

Space and plumbing for washing machine and tumble dryer. Extra storage space.

**Living Room**

Living room consists of carpet laid to floor, light pendants to ceiling, radiator, feature log burner and space for a sofa suite and other furniture. Double doors lead into the kitchen with French doors leading to the family room.



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.



### Family Room

Family room consists of bi folding doors featuring privacy blinds opening out to the rear garden, under floor heating, tiled flooring, spotlights to ceiling, dual aspect windows, slimline double glazed blue glass roof lantern and space for a sofa suite and a range of other furniture.

### First Floor

Doors to all bedrooms and bathroom.

### Bedroom One & En Suite

Bedroom consists of a window to the rear aspect, sky light, carpet laid to floor, radiator, light fittings to ceiling, doors to the en suite and walk in wardrobe. Space for a super king size bed and other furniture. En suite is fully tiled and comprises a walk in shower, hand wash basin unit, low level wc, heated towel rail and sky light.

### Bedroom Two & En Suite

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite is fully tiled and comprises an enclosed shower cubicle, low level wc, pedestal hand wash basin, heated towel rail and a frosted window.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Bathroom is fully tiled and comprises a bathtub with shower attachment, low level wc, pedestal hand wash basin, heated towel rail and a frosted window.

### Rear Garden

Enclosed rear garden with a paved patio area leading to an expanse of lawn laid, garden shed, raised decking area and gated access to the front.

### Parking

Gravelled driveway with parking for multiple vehicles.

### 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			
(92-101) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(39-48) D			
(39-54) E				(29-38) E			
(21-38) F				(17-28) F			
(1-20) G				(1-16) 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	



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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.