



Finmere Crescent

Bedgrove | Aylesbury | Buckinghamshire | HP21 9DG



**Williams**  
PROPERTIES

# Finmere Crescent

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Williams Properties are delighted to welcome to the market this superb semi-detached home in the sought after area of Bedgrove, Aylesbury. The property is in immaculate condition throughout and comprises of lounge/diner, kitchen/breakfast room, downstairs bathroom, games room and downstairs shower room to the ground floor. The first floor offers four bedrooms and family bathroom. Outside there is a rear garden, driveway parking and garage. Viewing is strongly advised on this excellent family home.

£520,000

## 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





View over Bedgrove Park



- Sought After Location
- Views Over Bedgrove Park
- Large Lounge / Diner
- Close To Schools
- Kitchen / Breakfast Room
- Two Bathrooms
- Four Bedrooms
- Driveway Parking

#### **Entrance Hall**

Enter through the front door into the porch with a further door to the downstairs hallway. Stairs rising to the first floor and door to the lounge/diner and downstairs bathroom.

#### **Lounge / Diner**

Large lounge/diner consisting of a window to the front aspect, log burner, wall mounted radiator, recess spotlights and wood effect flooring. Door to the kitchen/breakfast room. Ample space for a sofa set, dining table and chairs and a range of other furniture.

#### **Kitchen / Breakfast Room**

Kitchen/breakfast room consists of a range of wall and base mounted units with a square edge worktop, inset sink bowl unit with mixer tap and window over, integrated electric hob and extractor fan, integrated double oven, dishwasher and fridge/freezer. Built in storage unit, French doors to the rear garden, door to the downstairs shower room and recess spotlights.

#### **Downstairs Bathroom**

Downstairs bathroom is part tiled and comprises of a low level wc, hand wash basin unit and a panelled P-shaped bathtub with shower attachment and shower screen. Recess spotlights and a heated towel rail.

The property is set within a popular neighbourhood and overlooking Bedgrove Park. A short walk away are the Jansel Square shops which include a doctors surgery, pharmacy, takeaway restaurants and two supermarkets. Local schools include Bedgrove and Turnfurlong Infant and Junior Schools, and the Aylesbury Grammar Schools.



### Storage / Games Area

Currently being used as a games room, there is space for a range of uses such as gym, an office or a hobby room.

### Shower Room

Shower room consisting of an enclosed shower cubicle, pedestal hand wash basin and wc. There is also space for a washing machine.

### First Floor

Carpeted first floor landing with doors to all four bedrooms, upstairs bathroom and storage cupboard. Access to the loft space.

### Bedroom One

Bedroom one consists of a window to the front aspect overlooking a small green, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of a window to the rear aspect with views over the local park, built in wardrobes, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a bed and other bedroom furniture.

### Bedroom Three

Bedroom three consists of a window to the rear aspect overlooking the local park, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a bed and other bedroom furniture.

### Bedroom Four

Bedroom four consists of a window to the front aspect overlooking a small green, carpet laid to floor, recess spotlights and wall mounted radiator. Space for a bed and other furniture.

### Main Bathroom

Bathroom is part tiled and comprises of a low level WC, hand wash basin unit, panelled bathtub with shower attachment and a separate walk in shower with rainfall shower and attachment. Frosted window to the rear aspect, recess spotlights and wall mounted radiator.

### Rear Garden

Fully enclosed rear garden with a paved patio area, grass area and outside light and tap.

### Driveway Parking

Driveway parking available for a number of 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) <b>A</b>		(02-10) <b>A</b>	
(81-91) <b>B</b>		(11-09) <b>B</b>	
(69-80) <b>C</b>		(09-08) <b>C</b>	
(55-68) <b>D</b>		(05-06) <b>D</b>	
(39-54) <b>E</b>		(03-04) <b>E</b>	
(21-38) <b>F</b>		(11-05) <b>F</b>	
(1-20) <b>G</b>		(11-01) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>72</b>	<b>85</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1472.36 ft<sup>2</sup>

136.79 m<sup>2</sup>

Reduced headroom

27.89 ft<sup>2</sup>

2.59 m<sup>2</sup>

(1) 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.

GIRAFFE360



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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.