



53 Langdon Avenue

| Aylesbury | | HP21 9UW



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# 53 Langdon Avenue

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Williams Properties are delighted to bring to the market this superb five bedroom detached house in the sought after location of Bedgrove, Aylesbury. The property consists of an entrance hall, kitchen/diner, office, living room, downstairs shower room, second reception room, four double bedrooms, one single bedroom and two family bathrooms. Outside a mature rear garden & driveway parking for multiple vehicles to the front. Please note this property can be used as four bedroom house with a one bedroom annex with its own living room, kitchen and an up stairs with double bedroom and a bathroom providing its own access so can be completely separate from the house if preferred.

Guide price £825,000

## 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

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Porch And Entrance Hall

Enter into the porch with an area to take off your shoes and coats and a further door leading into the main entrance hall with doors to the office, living room, shower room and the kitchen. The entrance hall features karndean flooring, single light pendant to the ceiling and one wall mounted light fitting. There are stairs rising to the first floor landing.

## Office

The office consists of a window to the front aspect, carpet laid to the floor, built in storage cupboard, wall lighting, space for a range of furniture and a door leading into the garage.



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- Sought After Location
- One Bedroom Annex
- Garage And Driveway Parking
- Close To Top Schools
- Five Bed Detached Family Home
- Multiple Reception Rooms
- Corner Plot
- Viewing Highly Recommended

**Living Room**

The living room consists of windows overlooking the front aspect, light pendant to the ceiling, carpet laid to the floor and a wall mounted radiator. There is space for a three piece sofa suite and a range of other furniture.

**Downstairs Shower Room**

The downstairs shower room consists of a shower cubicle, a hand wash basin, vinyl flooring, and tiling to splash sensitive areas, w/c, built in storage cupboard, wall mounted radiator and frosted window.

**Kitchen/Diner**

The kitchen/diner consists of a range of wall and base mounted units with solid dekon worktops, inset sink bowl unit with mixer tap, integrated 5 ring induction hob, and overhead extractor, two single ovens and space for a dishwasher and a American style fridge/freezer. There is space for a large dining set sitting directly in front of both sets of French doors leading out to the garden. There is karndean flooring, spotlights to ceiling, two wall mounted radiators and a door to the second reception room or the annex living room dependant on needed use.

**First Floor**

Stairs rising from the ground floor and doors to four of the five bedroom and family bathroom. Access to the loft space.

**Bedroom**

The bedroom consists of a window to the rear aspect, carpet laid to floor, a wall mounted radiator, light fitting to ceiling and space for a super king bed and other bedroom furniture.

**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, a wall mounted radiator, large fitted wardrobes, light fitting to the ceiling and space for a super king bed and other bedroom furniture.



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.



**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, wall mounted radiator, built in wardrobe, light fitting to ceiling and space for a king size bed and other bedroom furniture.

**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, a wall mounted radiator, large, over stairs cupboard, light fitting to ceiling and space for a single bed and other bedroom furniture.

**Family Bathroom**

The family bathroom comprises of a hand wash basin unit with storage, w/c, panelled bathtub with overhead shower and screen, fully tiled, vinyl flooring, heated towel rail, a range of other storage units and a frosted window.

**Rear Garden**

The beautiful well maintained garden features, a large paved patio full width of the property, built in planters, expanse of lawn laid with plants, small fruit trees, a shed with power and lighting and an external socket to the rear and large hedge row across the rear of the garden boundary to provide complete privacy from neighbouring properties, a garden, good size area to the side of the property currently housing a large trampoline and gated access to the front.

**Annex Ground Floor**

The annex living room features herringbone kardean flooring, light fitting to the ceiling, door to the main house kitchen and annex kitchen and porch, two wall mounted radiator, storage cupboard, and a window to front aspect. The annex kitchen features vinyl flooring laid to floor, a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap with a window overlooking the rear garden and space for a washing machine, dishwasher, cooker, fridge freezer there is a door leading into the rear garden. The is porch is providing its own entrance to the annex allowing that complete separation if desired. There are stairs rising to the annex first flooring landing

**Annex First Floor**

Stairs rising from the ground floor with doors to the bedroom and bathroom and storage cupboard. The bedroom features a window to the front aspect, carpet laid to floor, a wall mounted radiator and space for a king size bed and other bedroom furniture. The bathroom comprises a panelled bath with overhead shower and screen, wash hand basin, w/c and a frosted window to the rear aspect.

**Garage And Driveway**

A single garage with power, lighting, a door leading into the rear garden and an up and over door leading onto the driveway. There is plumbing for a washing machine and dryer and also features an inset sink and provides space for an extra freezer. The driveway has 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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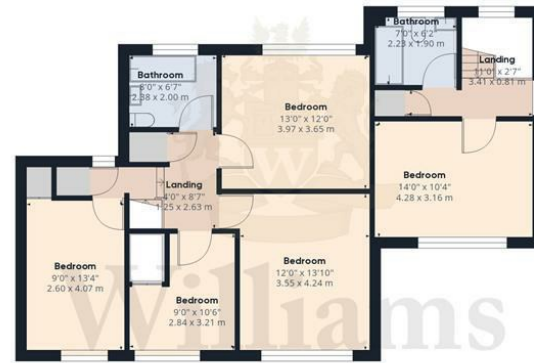
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Floor 0



Floor 1



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

2084.97 ft<sup>2</sup>

193.7 m<sup>2</sup>

Reduced headroom

18.73 ft<sup>2</sup>

1.74 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.

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.