



16 Pevensey Close

Bedgrove | Aylesbury | HP21 9UB



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Williams Properties are delighted to bring to the market this superb three bedroom semi-detached house set in a quiet cul de sac, in the sought after area of Bedgrove, Aylesbury. The property is within walking distance to local shops and top schools. Accommodation offers porch, Entrance hall, lounge/diner, kitchen, conservatory, three bedrooms, and a family bathroom. Outside there are front and rear gardens and a single garage in a nearby block with driveway parking to the front. Viewing comes highly recommended.

£375,000

## 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 D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Porch

Double glazed door into entrance porch. Small frosted window to front aspect. Space for coats & footwear, door leading to hallway.



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- Desirable Location - Southside
- Three Bed Semi-Detached House
- Garage And Driveway
- Walking Distance To Top Schools
- Walking Distance To All Amenities
- Easy Access To The A41

**Hallway**

Stairs rise to the first floor with doors to the living room and kitchen. Under stairs cupboard and a wall mounted radiator.

**Kitchen**

New fitted modern kitchen comprising a range of wall and base mounted units with square edge worktops, inset stainless steel sink unit with mixer tap, inset electric hob, oven and extractor, space for dishwasher, fridge/freezer and washing machine and plenty of storage. Under cabinet lighting and a door leading out to the rear garden. Window to rear aspect. Extra storage/larder cupboard.

**Living Room**

The living room consists of windows to the front aspect, feature fireplace, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a sofa set and other living room furniture. Open plan leading to dining area.

**Dining Room**

Dining room consists of sliding doors leading to conservatory, light fitting to ceiling, carpet laid to floor, radiator and space for a dining table set.

**Conservatory**

The sunroom consists of wood effect flooring with windows to the surround over looking the garden and spot lights in the ceiling. There space for a range of furniture of your choice and double glazed patio doors leading out to the garden.



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 Grammar schools.



**First Floor**

Doors to all three bedrooms and bathroom. Loft access. Frosted glazed window to side aspect.

**Bedroom**

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

**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, wall mounted radiator, light fitting to ceiling and space for a single bed.

**Bedroom**

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

**Bathroom**

Bathroom is tiled and comprises a hand wash basin on pedestal, WC, wood panelled bathtub with electric shower over, heated towel rail, extractor and a double glazed frosted window. Half wood panelling to three sides.

**Front**

Low brick wall with grass area. Pathway leading to front door alongside the property and a gate to access the rear garden.

**Garage And Parking**

Garage to the rear of the property with additional parking.

**Rear Garden**

Enclosed rear garden with a paved patio, grass area, shrubs and two garden sheds. Gated access to the front and rear.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Williams PROPERTIES

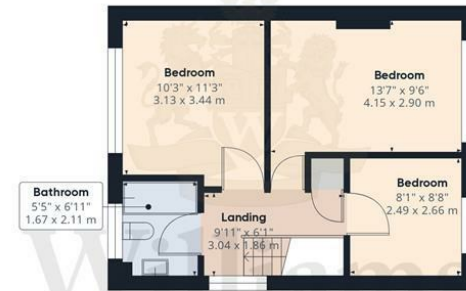
Williams PROPERTIES



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1121.92 ft<sup>2</sup>  
104.23 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Calculations are based on RICS IPMS 3C standard.

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.