



142 Ingram Avenue

Bedgrove | Aylesbury | Buckinghamshire | HP21 9DJ





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Williams Properties are delighted to bring to the market this superb four bedroom Home in the sought after area of Bedgrove, Aylesbury. The property is within walking distance to local shops and schools and is in great order throughout. Accommodation offers entrance hall, spacious lounge, good size kitchen/diner/living room, utility room, downstairs w/c, upstairs Four bedrooms, master with large walk in shower and family bathroom, separate upstairs w/c. Outside there are front and rear garden and a garage and driveway to the rear. Viewing comes highly recommended on this wonderful spacious home.

Guide price £465,000

## 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

## Local Authority

Aylesbury vale district council

## Council Tax

E

## Services

All main services

## Entrance Hallway

Enter into the extended entrance hall featuring wood effect flooring, light pendant to the ceiling, stairs rising to the first floor landing and doors to the living room and kitchen/dining/living space. Under stairs cupboard and under floor heating .





- Bedgrove
- End Of Terrace
- Utility & Downstairs WC
- Garage & Driveway
- Four Bedrooms
- Modern Kitchen/Diner/Living Area.
- In Immaculate Condition Throughout
- Corner plot

#### Lounge

The Lounge consists of windows to the front aspect, wood effect flooring, light fitting to ceiling, under floor heating and space for a sofa set and other living room furniture

#### Kitchen/Dining/Living Area

This attractive modern kitchen/diner/living area consists of a range of modern wall and base mounted units with composite worktops, inset sink bowl unit with mixer tap with a instant hot water tap and windows overlooking the rear aspect, inset gas hob and splashback, extractor, integrated double ovens, fridge/freezer. dishwasher, Recess spotlighting, wood effect flooring, under floor heating, a door to the utility and a door to the front aspect and a further set of French doors leading out to the rear garden. This great size room provides space for a good size dining table and chairs and a sofa set and other desired furniture.

#### Utility Room

The Utility consists of space for a washing machine and tumble dryer, a wall mounted radiator and an inset sink with mixer tap with doors leading into the downstairs w/c and out to the rear garden.

#### Downstairs WC

The downstairs WC consists of a low level WC, a basin with mixer tap, a wall mounted radiator and a window to the front aspect..

#### First Floor

Carpeted stairs rising from the ground floor with Doors to all four bedrooms and bathroom and upstairs separate WC . Loft access.





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.



### Bedroom

The Main Bedroom consists of a window to the rear aspect, large walk-in fully tiled under floor heated shower cubicle, to the bedroom solid wooden flooring, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

### Upstairs WC

This stylish WC consists of window to the rear aspect and fully tiled to walls and the floor ,a low level WC and hand wash basin.

### Bedroom

Bedroom consists of a window to the rear aspect, solid wooden flooring, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

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### Bathroom

The bathroom consists of a ceiling light, fully tiled walls, a hand basin vanity unit, mixer tap, low level WC and fitted bathtub with a overhead shower and screen. Window to the rear aspect.

### Frontage

Large front garden with brick laid footpath leading to the front door and to a small patio area, with a further door of which leads directly into the kitchen. the remainder laid to lawn with areas of bushes and shrubbery.

### Rear Garden

Beautiful mature enclosed rear garden with a good size paved patio area, remainder laid to lawn, shrubs and a collection of mature fruit trees. Door leading directly into the garage.

### Garage & Driveway

The garage features light and power and an up and over door and a further courtesy door leading into the rear garden. There is driveway parking to the front.

### 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 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(48-54) E				(48-54) E			
(39-47) F				(39-47) F			
(31-38) G				(31-38) 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	







