



Corfe Close

Bedgrove | Aylesbury | Buckinghamshire | HP21 9UP





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Welcome to this charming detached bungalow located in a quiet cul de sac location in Bedgrove. This property boasts from a living room, kitchen, dining room, three bedrooms, bathroom and a double garage. Outside there is an enclosed wrap-around rear garden and a double garage.

£650,000

## 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 Hallway

Enter through the front door into the entrance hallway is comprised of a wall mounted radiator, carpeted flooring, two pendant lights to the ceiling, a frosted window by the front door and doors leading to all three bedrooms, the living room and kitchen.







- Detached Bungalow
- Sought After Rear Location
- Close To Top Schools
- 3 Bedrooms
- Wrap Around Garden
- Viewings Highly Recommended

#### **Bedroom**

This master bedroom is comprised of a pendant light to the ceiling and a fitted light to the wall, triple wardrobe, carpeted flooring, a wall mounted radiator and a large window to the front aspect. Space for a double bed and other bedroom furniture.

#### **Bedroom**

This bedroom is comprised of a pendant light to the ceiling, carpeted flooring, a window to the side aspect, wall mounted radiator and space for a single bedroom and other bedroom furniture.

#### **Bedroom**

This bedroom is comprised of carpeted flooring, a window to the front aspect, pendant light to the ceiling, wall mounted radiator and a double wardrobe. Space for a double bed and other bedroom furniture.

#### **Bathroom**

This bathroom is comprised of tiled walls and flooring, a heated towel rail, hand wash basin with a mixer tap inset into a vanity unit, low level w/c, frosted window to the side aspect and an inset shower unit.

#### **Living Room**

The living room is comprised of carpeted flooring, spotlights to the ceiling, a window to the rear aspect, wall mounted radiator, feature fireplace, a sliding door to the dining room and space for plenty of living room 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.



**Dining Room**  
This dining room features a fitted light to the ceiling, two wall mounted radiators, carpeted flooring, open plan access to the kitchen and sliding doors to the enclosed rear garden.

**Kitchen**  
This kitchen is comprised of tiled flooring, fitted lights to the ceiling, wall mounted radiator, half height tiling to the walls, a door to the garden side access, window to the side aspect, open plan access to the dining room and a range of wall and base mounted units with roll on worktops, an inset basin with a mixer tap and draining board, double oven, gas hob, extractor and space and plumbing for a washing machine and fridge/freezer.

**Garden**  
This wrap around enclosed rear garden features a patio area with space for a range of garden furniture, grass lawn and flower beds laid to the remainder.

**Garage**  
This double garage features space for two vehicles, a door to the garden side access and an up and over door.

**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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) <b>A</b>			(01-01) <b>A</b>		
(81-91) <b>B</b>			(02-02) <b>B</b>		
(69-80) <b>C</b>			(03-03) <b>C</b>		
(55-68) <b>D</b>			(04-04) <b>D</b>		
(39-54) <b>E</b>			(05-05) <b>E</b>		
(21-38) <b>F</b>			(06-06) <b>F</b>		
(1-20) <b>G</b>			(07-07) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		









Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1244.43 ft<sup>2</sup>  
115.61 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.