



Cumberland Close

Bedgrove | Aylesbury | Buckinghamshire | HP21 7HH





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Williams Properties are pleased to welcome to the market this four bedroom detached house set in the highly sought after road of Cumberland Close within walking distance of top rated primary and secondary/grammar schools. The property consists of Two reception rooms, downstairs cloakroom, kitchen/breakfast room, utility, garden room, four bedrooms and two bathrooms. Outside there is a double garage, larger than average front garden and driveway and to the rear there is well maintained mature landscaped garden. Viewing comes highly recommended on this perfect family home.

Offers in excess of £635,000

## 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 F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

Enter through the front door into this entrance hallway comprised of carpeted flooring, a pendant light to the ceiling, stairs rising to the first floor and doors to the downstairs cloakroom, kitchen and living room.

## Cloakroom

This downstairs cloakroom is comprised of lino flooring, a pendant light to the ceiling, window to the conservatory, a wall mounted radiator, hand wash basin with hot and cold taps and a low level w/c.







- Detached Family Home
- Four Bedrooms
- Good Size Plot
- Walking Distance To The Grammar Schools
- \*Potential To Extend\*
- Family Bathroom & Ensuite
- Good Size Driveway
- Walking Distance To The Town Centre & Train Station

#### Living Room

This living room is comprised of carpeted flooring, two wall mounted radiators, a feature fireplace, a large bay window overlooking the front garden, a fitted light to the ceiling, open plan access to the dining room and ample space for typical living room furniture.

#### Dining Room

This dining room is comprised of carpeted flooring, a fitted light to the ceiling, double French doors to the rear aspect, a door to the kitchen and open plan access to the living room. Space for a dining table set and other dining room furniture.

#### Kitchen

This L-shaped kitchen can be accessed from the dining room, entrance hall and conservatory and features tiled flooring, fitted and studio spot lights to the ceiling, two wall mounted radiators, two doors to storage cupboards, a window to the rear aspect, tiling to splash sensitive areas and a range of wall and base mounted units including two inset basins with mixer taps and draining boards, an integrated oven, electric hob, extractor, dishwasher and space for a fridge/freezer, washing machine and other white goods.

#### Garden Room

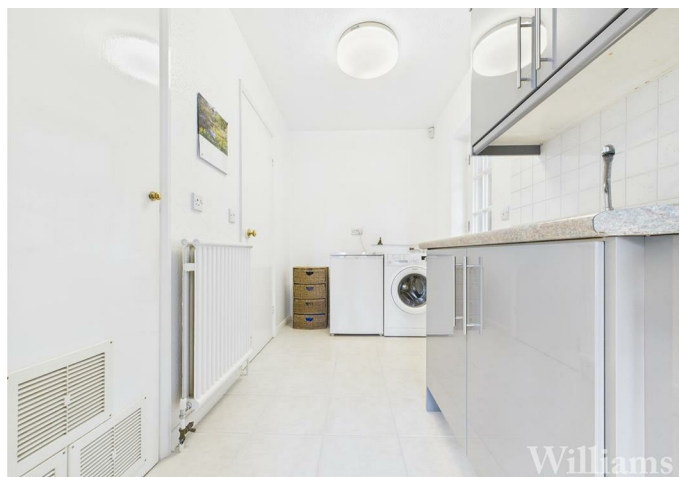
This garden room is comprised of tiled flooring, a pendant light to the ceiling, A door to the rear aspect, multiple windows to the bathroom, rear and side aspect and additional doors to the kitchen and garage.

#### First Floor Landing

This first floor landing features carpeted flooring, a pendant light to the ceiling and doors to all four bedrooms, a bathroom and a storage cupboard.

#### Bedroom

The fourth bedroom features carpeted flooring, a wall mounted radiator, window to the rear aspect, a door to the airing cupboard and space for a bed and other bedroom furniture.





The property is within walking distance to a range of top schools, both primary and secondary, as well as amenities at the nearby Jansel Square in Bedgrove. The property is in fantastic order throughout and ideal for a family home.



**Bathroom**

This family bathroom is comprised of carpeted flooring, a pendant light to the ceiling, window to the rear aspect. low level w/c, a panelled corner bathtub with hot and cold taps, partially tiled walls, a hand wash basin with a mixer tap and a wall mounted radiator.

**Bedroom**

The third bedroom is comprised of carpeted flooring, window to the rear aspect, a wall mounted radiator, door to a storage cupboard and space for a double bed and other bedroom furniture.

**Bedroom**

The second bedroom is composed of carpeted flooring, a pendant light to the ceiling, window to the front aspect, wall mounted radiator, a door to a storage cupboard and space for a double bed and other bedroom furniture.

**Bedroom**

The master bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a door to the en suite, windows to the rear aspect, a wall mounted radiator, a door to a storage cupboard and space for a king sized bed and other bedroom furniture.

**En Suite**

This en suite bathroom is comprised of fully tiled walls and flooring, a heated towel rail, frosted window to the side aspect, hand wash basin with hot and cold taps, a fitted light to the ceiling, low level w/c and an enclosed shower unit.

**Rear Garden**

This enclosed rear garden is comprised of a brick paved patio area to the rear of the property with ample space for garden furniture, grass lawn laid to the remainder, a wooden decking area to the rear corner of the garden and grass lawn laid to the remainder with shrubbery to the sides.

**Front Garden**

This front garden gives the front of the property a large separation from the road and is comprised of a grass lawn, trees and a long driveway leading to the garage.

**Garage & Driveway**

This property features a double garage with an electric up and over door, a rear door to the conservatory and a long driveway with space 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		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			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(29-38) F				(01-01) F			
(1-28) G				(11-20) 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	









Floor 0



Floor 1



Approximate total area<sup>®</sup>  
1564.99 ft<sup>2</sup>  
145.39 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. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.