



Queens Mead

| Aylesbury || HP21 7AP



Queens Mead

| Aylesbury || HP21 7AP

Williams Properties are delighted to welcome to the market this superb four bedroom semi-detached home in the sought after area of Bedgrove, Aylesbury. The property is in good condition throughout and comprises of large living room, an open plan kitchen/snug, dining room, downstairs cloakroom, utility, entrance porch and an integral garage. The first floor offers four bedrooms, three with ensembles and family bathroom. Outside there is a good size rear garden and driveway parking for multiple vehicles. Viewing is strongly advised on this excellent family home.

Offers in excess of £550,000

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

Local Authority

Buckinghamshire Council

Services

All main services available

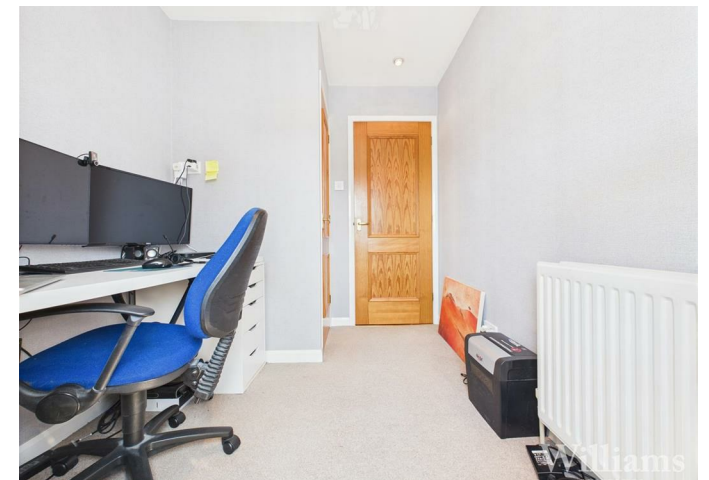
Entrance

Enter through the front door into the entrance porch, comprising of wood effect flooring, a wall mounted radiator, a window and door to the living room, a sliding door to a storage cupboard, fitted light to the ceiling and a door to the integral garage.

Living Room

This living room is comprised of carpeted flooring, two wall mounted radiators, spotlights to the ceiling, a window to the front aspect, carpeted stairs to the first floor, an exposed brick fireplace and arched walkway to the downstairs cloakroom and kitchen/snug. Plenty of space for typical lounge furniture.





- Three En Suite Bathrooms
- Four Bedrooms
- Generous Enclosed Rear Garden
- Multiple Large Reception Areas
- Semi Detached Property
- Walking Distance To The Grammar Schools

Cloakroom

This downstairs cloakroom is comprised of wood effect flooring, partially tiled walls, a spotlight to the ceiling, wall mounted radiator, low level w/c and a hand wash basin with hot and cold taps inset into a vanity unit.

Kitchen / Snug

This kitchen side is comprised of laminate flooring, spotlights to the ceiling, a small elevated ceiling space with a skylight window, window to the rear aspect, a range of wall and base mounted units including an inset sink with a mixer tap and draining board, double oven, cupboard downlighting, integrated dishwasher, electric stove and extractor. The snug side features carpeted flooring, spotlights to the ceiling, a sliding glass door to the patio, two wall mounted radiators and ample space for lounge furniture.

Dining Room

This dining room can be accessed from the kitchen/snug, spotlights to the ceiling, a wall mounted radiator, carpeted flooring and space for dining room furniture and other furniture.

Utility

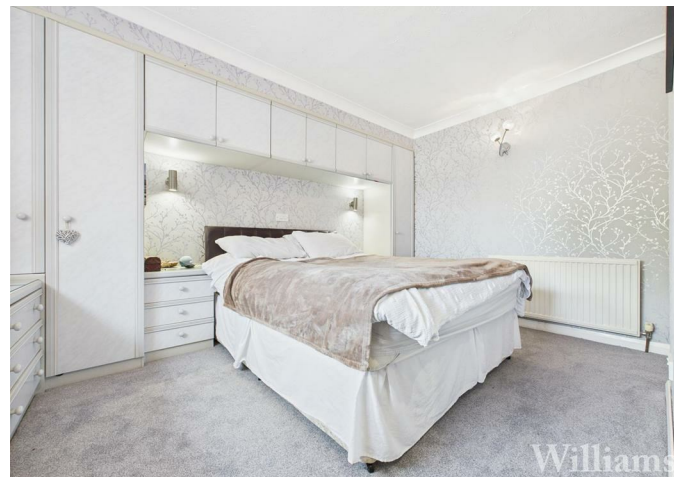
Enter to the utility from the kitchen/snug, consisting of spotlights to the ceiling, a further door to the side access, a wall mounted radiator, laminate flooring and wall and base mounted units including a basin with a mixer tap and draining board, and there is space for a washing machine, tumble dryer and a fridge/freezer.

Landing

This first floor landing is comprised of carpeted flooring, spotlights to the ceiling, arched walkways and doors to the family bathroom, a storage cupboard and all four bedrooms.

Bedroom

The fourth bedroom is comprised of carpeted flooring, a window to the front aspect, spotlights to the ceiling, a wall mounted radiator and a door to a storage cupboard. Space for bedroom or office furniture.



The property is set within a popular neighbourhood . A short walk away are the Jansel Square shops which include a doctors surgery, pharmacy, takeaway restaurants and two supermarkets. Local schools include Bedgrove and Turnfurlong Infant and Junior Schools, and the Aylesbury Grammar Schools.



Bathroom

The family bathroom features carpeted flooring, spotlights to the ceiling, a frosted window, heated towel rail, hand wash basin with a mixer tap, partially tiled walls, a low level w/c and a large corner bathtub with a mixer tap.

Bedroom

This third bedroom is comprised of carpeted flooring, a window to the front aspect, spotlights to the ceiling, two double mirror fronted sliding wardrobes, a wall mounted radiator, loft access, a door to the en suite and space for a double bed and other bedroom furniture.

En Suite

The third bedroom en suite is comprised of spotlights to the ceiling, carpeted flooring, an enclosed shower unit, low level w/c, a door to a storage cupboard, hand wash basin with a mixer tap and half height tiling to the cwalls

Bedroom

This second bedroom is comprised of carpeted flooring a window to the rear aspect, a wall mounted radiator, wall mounted lights and fitted overhead storage cupboards, chest of drawers and bedside tables. space for a double bed and an open archway to the en suite bathroom.

En Suite

The second bedroom en suite is comprised of wood effect flooring double mirror fronted sliding wardrobes, a hand wash basin with a mixer tap inset into a vanity unit, low level w/c, spotlights to the ceiling, a heated towel rail and an enclosed shower unit.

Bedroom

This bedroom is comprised of carpeted flooring, spotlights to the ceiling, a window to the rear aspect, a wall mounted radiator, door to the en suite and space for a double bed and other bedroom furniture.

En Suite

This en suite bathroom is comprised of wood effect flooring, a frosted window, hand wash basin with a mixer tap, heated towel rail, fully tiled walls, low level w/c and an enclosed shower unit.

Garage & Parking

There is a large integral garage with an up and over door, lighting and electricity, with courtesy doors to the garden side access and entrance porch. Driveway parking to the front for multiple vehicles.

Garden

There is a patio area with space for garden furniture, brick lay pavement to the rear of the garden with a wooden decking area and a garden shed and grass lawn laid to the remainder,

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area⁽¹⁾

1670 ft²
155.1 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.