



61 Queens Mead

Bedgrove | Aylesbury | Buckinghamshire | HP21 7AP





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Williams Properties are delighted to welcome to the market this superb 4/5 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, kitchen/Dining room, downstairs bathroom, 5th bedroom/Snug and a downstairs shower room to the ground floor. The first floor offers four bedrooms, one with an ensuite and family bathroom. Outside there is a good size rear garden, garden office/ gym and to the front driveway parking. 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

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Council Tax

Band E

## Entrance Hall

Enter through the front door into the hallway featuring wood effect flooring, lighting to the ceiling and doors leading to the downstairs bathroom, snug and Living room. Stairs rising to the first floor.







- Four/Five Bedrooms
- Ensuite & Family Bathroom
- Generous sized Living Room
- Walking Distance To The Grammar Schools
- Semi Detached
- Garden Office/Gym
- Good Size Garden
- Viewings Highly Recommended

#### **Bedroom/Snug**

This downstairs snug is comprised of carpeted flooring, spotlights to the ceiling and a window to the side aspect. Ample space for living room or bedroom furniture

#### **Downstairs Bathroom**

This downstairs bathroom is fully tiled and comprises of a low level wc, hand wash basin with a mixer inset into a vanity unit, bathtub with shower attachment, a fitted light to the ceiling and a heated towel rail.

#### **Living Room**

This large living room is consisting of a window to the front aspect, a wall mounted radiator, two pendant lights to the ceiling and wood effect flooring. Double doors to the kitchen/diner. Ample space for a sofa set, dining table and chairs and a range of other furniture.

#### **Kitchen/Diner**

This kitchen/dining room consists of a range of wall and base mounted units with an inset sink bowl unit with mixer tap and window over, integrated electric hob and extractor fan, integrated oven, dishwasher, a breakfast bar and space for a fridge/freezer and washing machine. French and sliding doors to the enclosed rear garden, spotlights and a pendant light to the ceiling, a skylight window, a wall mounted radiator and space for typical dining room furniture

#### **First Floor**

This carpeted first floor landing with doors to all four bedrooms, a window to the front aspect and storage cupboard.



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.



**Bedroom**

This bedroom consists of a window to the front aspect, carpet laid to floor, inset wardrobes, spotlights to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

**Bedroom**

This bedroom consists of a window to the front aspect, carpet laid to floor, spotlights to ceiling and wall mounted radiator. A doorway leading to the en suite and space for a double bed and other bedroom furniture.

**En Suite**

This en suite bathroom is comprised of tiled flooring and walls, a frosted window to the rear aspect, bathtub with a mixer tap and showerhead, a low level WC, a hand wash basin with a mixer tap inset into a vanity unit and spotlights to the ceiling.

**Bedroom**

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

**Bedroom**

This bedroom consists of a window to the rear aspect, carpet laid to floor, spotlights to the ceiling, an inset wardrobe and wall mounted radiator. Space for a double bed and other furniture.

**Rear Garden**

This generously sized enclosed rear garden features a patio area with space for garden furniture, a walkway through the grass lawn towards the decking with a shed and outbuilding.

**Outbuilding**

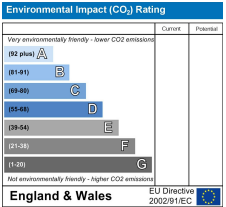
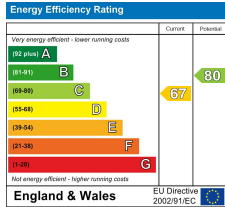
This outbuilding is comprised of double doors, windows, spotlights to the ceiling, a wall mounted radiator and ample space for furniture.

**Parking**

There is driveway parking for multiple vehicles

**Buyer Notes**

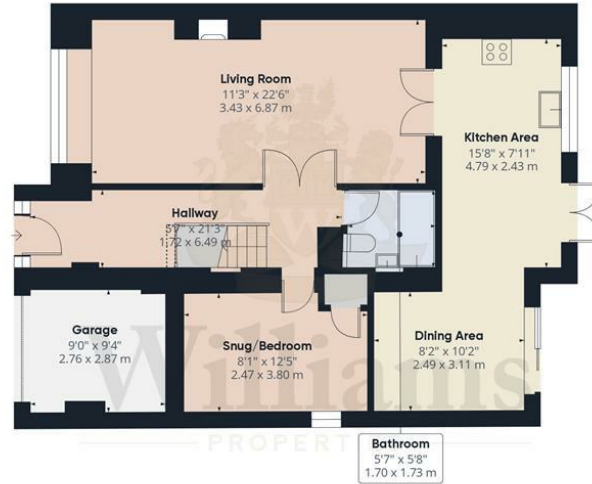
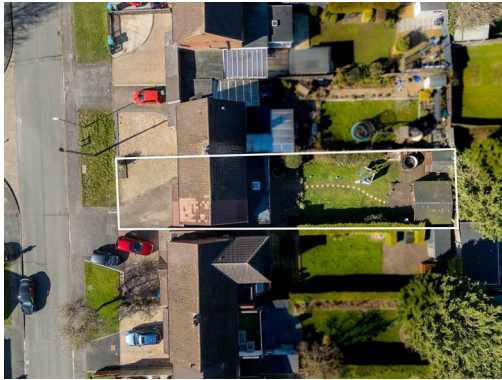
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







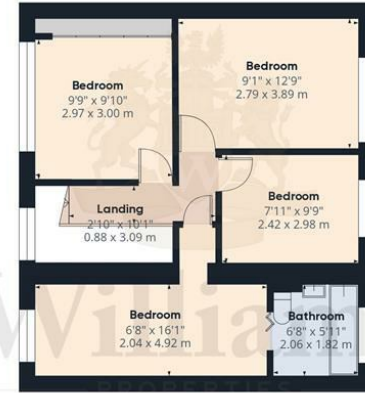
Williams



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1



Approximate total area<sup>®</sup>

1507.91 ft<sup>2</sup>

140.09 m<sup>2</sup>

Reduced headroom

1.61 ft<sup>2</sup>

0.15 m<sup>2</sup>

(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



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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.