



82 Bedgrove

Bedgrove | Aylesbury | Buckinghamshire | HP21 7BD



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Williams are delighted to bring to the market this four bedroom detached bungalow situated in the highly sought after area of Bedgrove, Aylesbury. The property is offered chain free and consists of an entrance hall, living room, bathroom, kitchen, conservatory, master bedroom with en-suite, three further bedrooms, front & rear gardens and a garage with parking for two vehicles. Viewing comes highly recommended.

Offers in excess of £550,000

- Popular Location
- Four Bedrooms
- Garage & Parking
- Southside Of Aylesbury
- Detached Bungalow
- No Onward Chain
- Enclosed Rear Garden
- Viewing Highly Recommended

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to all four bedrooms, bathroom, kitchen, living room and airing cupboard.



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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. There are good transport links with easy access by foot or road to Aylesbury Town Centre, and easy access for road users to the A41.



Bedroom & En Suite

Bedroom consists of a window to the front aspect, light fitting to ceiling, radiator, carpet laid to floor and space for a king size bed and other furniture. En suite is fully tiled and comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle and radiator.

Bedroom

Bedroom consists of a window to the front aspect, light fitting to ceiling, radiator, carpet laid to floor and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, light fitting to ceiling, radiator, carpet laid to floor and space for a single bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, light fitting to ceiling, radiator, carpet laid to floor and space for a double bed and other furniture.

Bathroom

Bathroom is fully tiled and comprises a corner bathtub with shower attachment, pedestal hand wash basin, wc, radiator and a frosted window.

Living Room

Living room consists of a window to the front aspect, feature fireplace, carpet laid to floor, radiator, spotlights to ceiling and space for a sofa set and a range of other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap, inset electric hob, overhead extractor fan and oven, space for fridge/freezer and washing machine. Tiled flooring, spotlights to ceiling and open plan to the sun room.

Sun Room

Sun room consists of windows to the surround, tiled flooring, ceiling light fan, radiator and a door leading out to the garden. Space for a range of furniture.

Rear Garden

Fully enclosed garden with a paved patio area, gravelled area, lawn laid, outside tap, access to the garage and gated access to the side.

Garage & Parking

Garage to the rear of the property with up and over door and parking in front for two 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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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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.