



11 Greetham Road

Bedgrove | Aylesbury | Buckinghamshire | HP21 9BS



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Williams Properties are delighted to bring to the market this fantastic three bedroom semi-detached house set in the sought after area of Bedgrove, Aylesbury. The property comprises of an entrance hall, living room, kitchen with conservatory extension, downstairs bathroom, separate wc and three bedrooms. Outside provides an enclosed rear garden and driveway parking for multiple vehicles. Viewing is highly recommended.

Offers in excess of £360,000

- Extension Potential
- Excellent School Catchment
- Three Bedrooms
- In Need Of Refurbishment
- Driveway Parking For Multiple Vehicles
- Sought After Location
- Front and Rear Garden

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



The property is set within a popular neighbourhood and close to all amenities. 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.



Entrance Hall

Enter through the front door into the hallway with doors to the wc, bathroom, kitchen and living room. Stairs rise to the first floor.

WC

WC comprises a low level wc and window.

Bathroom

Bathroom is fully tiled and comprises a pedestal hand wash basin and overhead shower and window.

Kitchen

Kitchen consists of a range of base and wall mounted units with worktops, inset stainless steel sink unit, inset electric hob, oven and grill, space for fridge/freezer and washing machine. Leading to a conservatory extension with room for a dining table and a range of other furniture, doors into the rear garden.

Living Room

Living room consists of windows to the front aspect, carpet laid to floor, light fitting to ceiling, wall lights, storage cupboard and radiators. Space for a sofa suite and a range of other furniture.

First Floor

Doors to all bedrooms and airing cupboard. Loft access.

Bedroom

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

Bedroom

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

Bedroom

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

Rear Garden

Enclosed garden with a grass area, paved patio, shingle area, greenhouse. Gated access to the front.

Parking

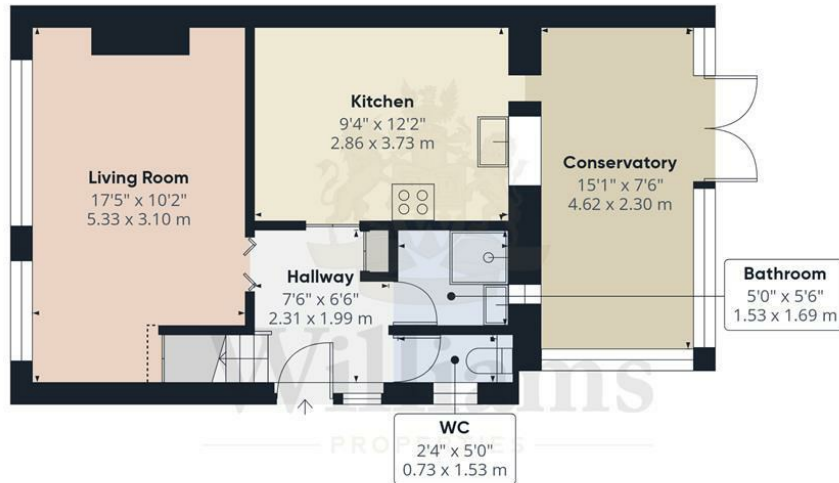
Driveway parking for multiple vehicles. Mature front garden with shrubs.

Buyer Notes

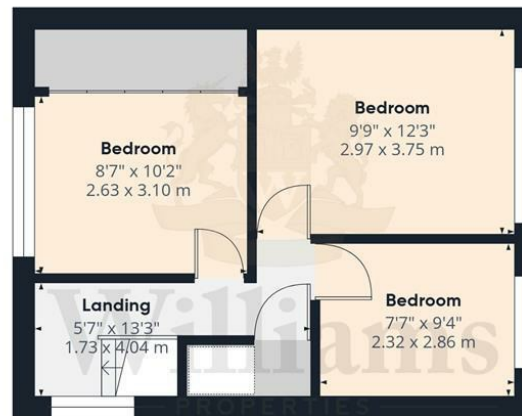
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



Floor 0



Floor 1



Approximate total area^m

871 ft²

80.9 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.