



Connells

Cam Mead
AYLESBURY



Property Description

On the ground floor, the entrance opens into the first reception room, which enjoys direct access to the rear garden via patio doors—perfect for entertaining and indoor-outdoor living. Adjacent is a partitioned kitchen fitted with stylish gloss wall and base units, an integrated dishwasher, and an electric oven, with additional space for a fridge/freezer and washing machine. Completing the ground floor is a modern shower room with shower cubicle.

The first floor offers a generously sized rear-aspect lounge, featuring two windows that allow an abundance of natural light. Also located on this level is bedroom three, benefiting from carpet underfoot and a front-aspect window. A family-sized bathroom serves this floor, fitted with a bath and shower overhead.

The second floor houses the remaining three bedrooms, all carpeted throughout. The principal bedroom is light and airy, featuring two front-aspect windows and a useful storage cupboard.

Externally, the rear garden is fully enclosed, laid to a combination of patio and lawn, offering a private and practical outdoor space. Parking is provided via the front driveway.

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.

Reception Room

24' 8" x 8' 1" (7.52m x 2.46m)

Stairs to first floor

Door to front

French doors to rear garden

Wood flooring underfoot

Kitchen

21' 5" x 5' 7" (6.53m x 1.70m)

Window to rear

Wood floor underfoot

Wall and base units

Sink/drainer

Space for freestanding fridge/freezer and washing machine

Integrated dishwasher

Electric oven and gas hob

Splashback tiling

Bathroom

Part tiling

Sink

Shower cubicle

WC

Window to front

Lounge (first Floor)

14' 4" x 7' 9" (4.37m x 2.36m)

Two windows to rear
Wood floor underfoot

Enclosed rear garden
Part patio

Bedroom Three (first Floor)

9' 4" x 7' 9" (2.84m x 2.36m)

Window to front
Carpet underfoot
Radiator

Parking

Driveway

Bathroom (first Floor)

Window to front
Bath with shower overhead
WC
Wash hand basin

Bedroom One (second Floor)

14' 4" x 13' (4.37m x 3.96m)

Two windows to front
Built in cupboard
Carpet underfoot
Radiator

Bedroom Two (second Floor)

13' 6" x 8' (4.11m x 2.44m)

Window to rear
Carpet underfoot
Radiator

Bedroom Four (second Floor)

10' 7" x 6' 4" (3.23m x 1.93m)

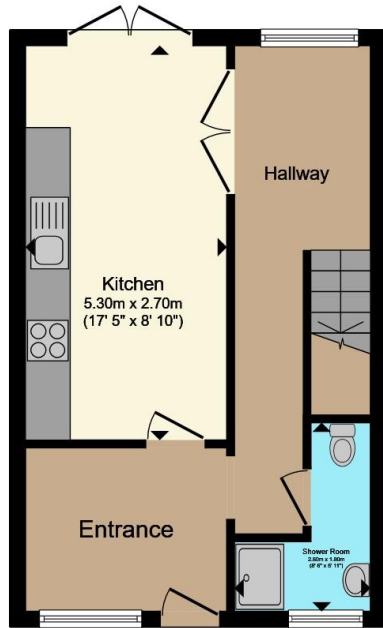
Window to rear
Carpet underfoot
Radiator

Rear Garden

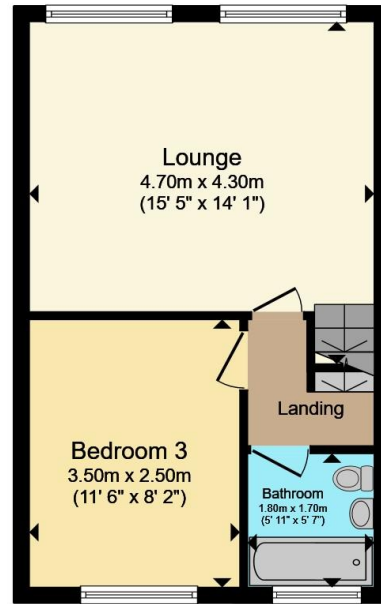




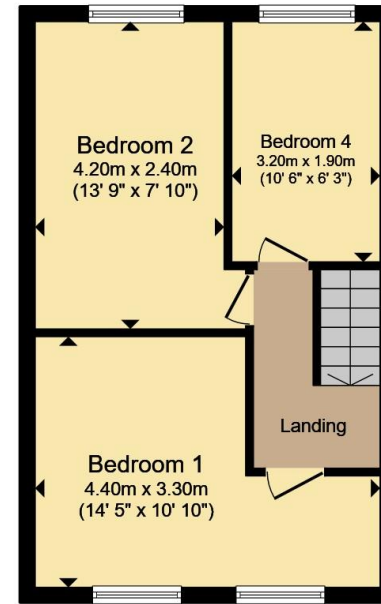




Ground Floor



First Floor



Second Floor

Total floor area 105.4 m² (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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2 Temple Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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