



LANGDON AVENUE, BEDGROVE, AYLESBURY

PRICE £950,000
FREEHOLD

A stunning four bedroom family home which has been heavily extended and completely refurbished to a high standard by the current owners. The property is situated on one of Aylesbury's most sought after residential locations.



LANGDON AVENUE

LOCATION

Bedgrove, Aylesbury

Bedgrove is a highly regarded and well-established residential area of Aylesbury, particularly popular with families due to its excellent local amenities, attractive green spaces and access to some of the area's well-regarded schools.

One of the area's most convenient features is ****Jansel Square Shopping Parade****, which is within easy reach and provides a useful selection of everyday amenities, shops and services, including places to eat and drink. The parade adds to the strong sense of community that makes Bedgrove such a popular choice for families and professionals alike.

For outdoor recreation, ****Bedgrove Park**** is close by and provides an excellent green space for walking, exercise and family activities. The park's open areas and recreational facilities are a particularly attractive feature for families, offering plenty of opportunity to enjoy the outdoors without having to travel far.

Education is another significant attraction. The area is popular with families seeking access to well-regarded local schools, and properties within the ****Aylesbury Grammar School catchment**** can be particularly sought after. The presence of highly regarded

grammar schools in Aylesbury adds to the area's appeal for families prioritising education.

Aylesbury town centre is also readily accessible, offering a comprehensive range of shopping, restaurants, cafés, entertainment and everyday services. The town benefits from excellent transport links, including railway services to ****London Marylebone****, making Bedgrove an appealing location for commuters as well as families.

Combining a convenient local shopping parade, attractive green spaces, excellent schooling opportunities and easy access to the wider amenities of Aylesbury, ****Bedgrove** is a particularly desirable residential location for families looking for a well-connected and established community.

ACCOMMODATION

A Substantial and Beautifully Presented Four-Bedroom Detached Family Home

Set within the highly regarded Bedgrove area of Aylesbury, this impressive four-bedroom detached family home offers generous and versatile accommodation, thoughtfully arranged across three floors and extending to approximately 2,736 sq ft.

From the moment you arrive, the property creates an excellent first impression, with a substantial frontage,

• LANGDON AVENUE, BEDGROVE • STUNNING, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME • 24FT BY 22FT OPEN-PLAN KITCHEN/LIVING SPACE WITH BI-FOLDING DOORS TO THE GARDEN • SEPARATE OFFICE IDEAL FOR WORK FROM HOME • LARGE LOFT SPACE WITH FIXED STAIRCASE (CONVERSION POTENTIAL) • MAIN BEDROOM WITH DRESSING AREA & EN SUITE • TWO FURTHER BEDROOMS WITH EN SUITES • DOUBLE GARAGE AND DRIVEWAY • LANDSCAPED FRONT & REAR GARDENS • SHORT WALK TO BEDGROVE PARK AND JANSEL SQUARE SHOPPING PARADE



private driveway and detached double garage providing ample parking and storage.

The heart of the home is the superb open-plan kitchen and dining space, designed for both everyday family life and entertaining. The generous proportions provide plenty of room for a large dining table and comfortable seating, while bi-folding doors open directly onto the beautifully landscaped rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The kitchen has an extensive range of fitted cabinets and central island, ideal for both cooking and entertaining. There is a range of fitted appliances and a hidden drinks cabinet.

Further ground-floor accommodation includes a welcoming entrance hall, walk in coat cupboard, downstairs cloakroom, separate home office, additional reception space and utility room, all offering flexibility for modern family living and working from home.

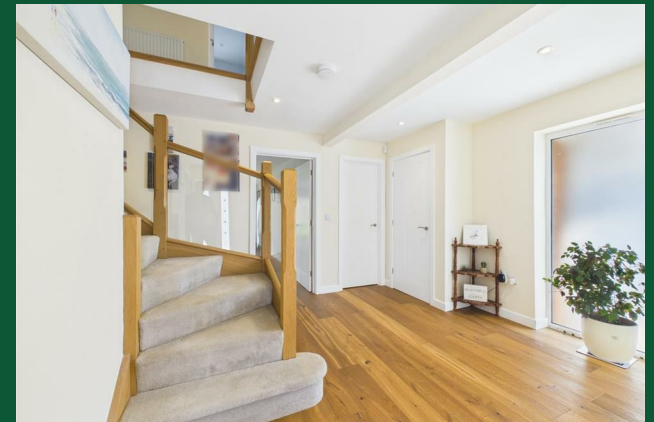
Upstairs, the principal bedroom provides a comfortable retreat and benefits from an en-suite bathroom and dressing area, while the remaining bedrooms are all well proportioned with two of them benefiting from ensuite facilities. The versatile accommodation continues to the second floor, where the loft space offers excellent potential for further conversion, subject to the necessary planning

permissions and building regulations.

Outside, the rear garden has been thoughtfully landscaped to provide a private and attractive setting, with established planting, lawn and patio areas creating an ideal environment for outdoor dining, entertaining and relaxation.

The property also benefits from four bathrooms, a double garage and substantial in and out driveway parking.

LANGDON AVENUE





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2736.00 sq ft

Tenure – Freehold

