



2 Corfe Close, Aylesbury

Aylesbury

£595,000





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Charming detached bungalow in Bedgrove cul de sac with living room, kitchen, dining room, three bedrooms, bathroom, double garage, and wrap-around rear garden.

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hallway

Enter through the front door into the entrance hallway is comprised of a wall mounted radiator, carpeted flooring, two pendant lights to the ceiling, a frosted window by the front door and doors leading to all three bedrooms, the living room and kitchen.

Living Room

The living room is comprised of carpeted flooring, spotlights to the ceiling, a window to the rear aspect, wall mounted radiator, feature fireplace, a sliding door to the dining room and space for plenty of living room furniture.

Dining Room

This dining room features a fitted light to the ceiling, two wall mounted radiators, carpeted flooring, open plan access to the kitchen and sliding doors to the enclosed rear garden.

Kitchen

This kitchen is comprised of tiled flooring, fitted lights to the ceiling, wall mounted radiator, half height tiling to the walls, a door to the garden side access, window to the side aspect, open plan access to the dining room and a range of wall and base mounted units with roll on worktops, an inset basin with a mixer tap and draining board, double oven, gas hob, extractor and space and plumbing for a washing machine and fridge/freezer.

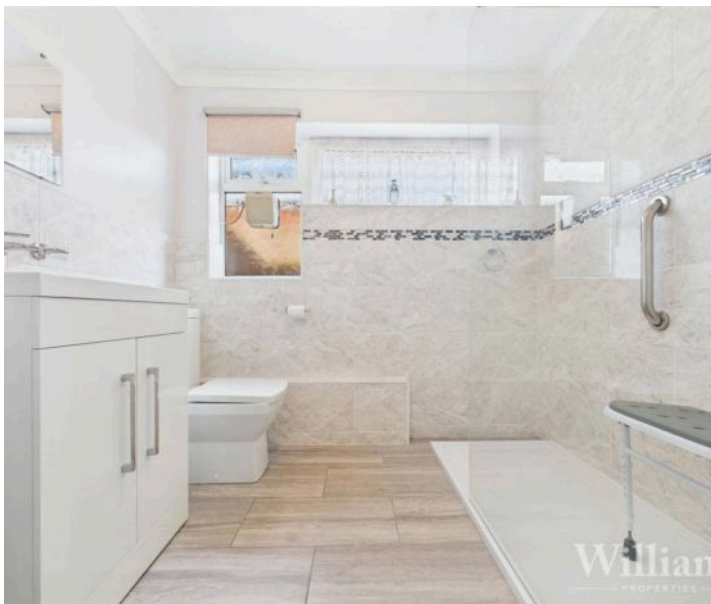
Bedroom

This master bedroom is comprised of a pendant light to the ceiling and a fitted light to the wall, triple wardrobe, carpeted flooring, a wall mounted radiator and a large window to the front aspect. Space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of a pendant light to the ceiling, carpeted flooring, a window to the side aspect, wall mounted radiator and space for a single bedroom and other bedroom furniture.

Bedroom







Williams



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Floor 0 Building 1

Approximate total area⁽¹⁾

1244.43 ft²

115.61 m²

Garage
17'9" x 14'5"
5.41 x 4.41 m

(1) Excluding balconies and terraces

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.

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Floor 0 Building 2