





# LONG MEADOW, BEDGROVE, AYLESBURY

**ASKING PRICE £350,000**

**FREEHOLD**

Situated in the sought after area of Bedgrove, this three bedroom terraced house is offered to the market with no upper chain. Ideally located close to local schools, amenities and parks, with good road links nearby, the property comprises a living room, kitchen/diner, three bedrooms and a family bathroom. Outside, there are front and rear gardens, along with the added benefit of a garage in a nearby block. An excellent opportunity for families, first-time buyers or investors alike.

GEORGE DAVID

# LONG MEADOW

• NO UPPER CHAIN • SOUGHT AFTER LOCATION • THREE BEDROOM HOUSE • NEW CARPETS THROUGHOUT • LOW MAINTENANCE FRONT AND REAR GARDENS • GARAGE IN BLOCK • GOOD ROAD LINKS • CLOSE TO SCHOOLS & PARKS • BRAND NEW CENTRAL HEATING SYSTEM





## LOCATION

Bedgrove is a highly regarded development situated on the south side of Aylesbury. At the heart of the estate is Jansel Square Centre which has a range of shops, pub, post office and hairdressers. Additional benefits include a doctor's surgery, two churches and a large recreation park with many sports clubs and activities. An ideal location for families the estate is served by the well regarded Bedgrove Infant and Junior schools and is within walking distance of the Aylesbury Grammar and Aylesbury High School. There is a frequent bus service to the town centre, good road links towards London on the A41 and A413 and the choice of Aylesbury Central or Stoke Mandeville Train Stations offering mainline services into London Marylebone.

## ACCOMMODATION

The property is approached via a gravelled front garden with established shrubs, leading to the front door which opens into the entrance hall, with stairs rising to the first floor.

The living room is positioned to the front of the property and features an electric fireplace, creating a focal point to the room. To the rear, the kitchen/diner offers space for a dining set and has room for a fridge, cooker and washing machine. A door provides direct access to the rear garden.

On the first floor, the landing provides access to the loft and leads to three bedrooms and a family bathroom.

Outside, the rear garden features a patio area and pathway, artificial lawn, gravelled sections and built-in planters, providing a low-maintenance outdoor space. Gated rear access adds convenience, while a garage situated in a block to the rear of the property provides useful additional storage or parking.

The property also benefits from a brand new central heating system, including piping and radiators, with hive smart system.

## INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you

agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

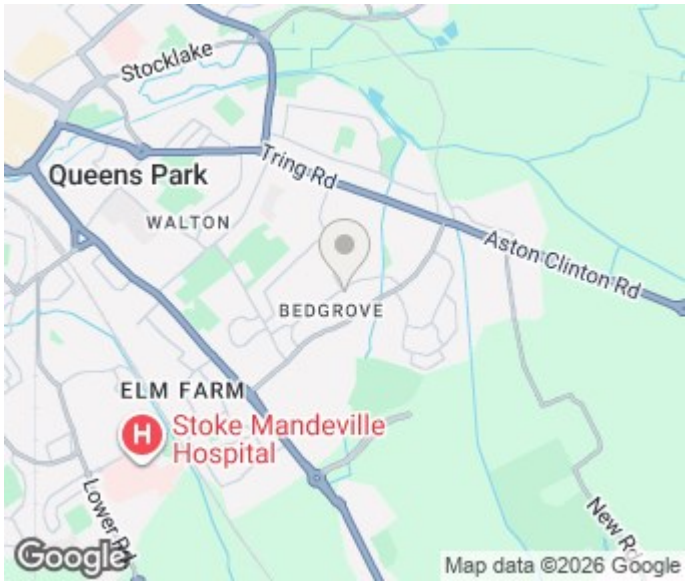
## LONG MEADOW

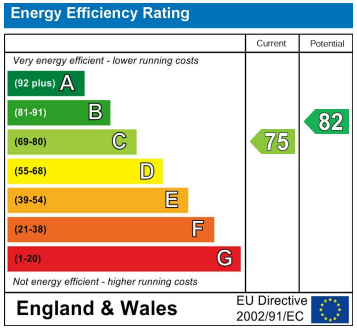









Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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