





# BEDGROVE, AYLESBURY, BUCKINGHAMSHIRE

**OFFERS IN EXCESS OF £475,000**

**FREEHOLD**

A spacious four bedroom detached bungalow located in the sought after area of Bedgrove, offered to the market with no upper chain. Ideally situated close to local amenities and benefiting from excellent road links, this home features a living room, kitchen, family bathroom and conservatory. The master bedroom includes an en suite, with three further good sized bedrooms providing versatile accommodation. Externally, the property offers front and rear gardens, a garage and off-road parking. Perfect for families or those seeking single-level living in a desirable location.

GEORGE DAVID

# BEDGROVE

• SOUGHT-AFTER LOCATION • DETACHED FOUR BEDROOM BUNGALOW • NO UPPER CHAIN • EN SUITE TO MAIN BEDROOM • FRONT AND REAR GARDENS • GARAGE AND OFF ROAD PARKING • BRIGHT CONSERVATORY • CLOSE TO LOCAL AMENITIES & GOOD ROAD LINKS





## 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 welcomes you via an entrance hall, leading to four well-proportioned bedrooms, including a main bedroom with an en suite shower room. The fully tiled family bathroom is fitted with a corner bathtub with shower attachment, WC and wash basin.

The living room offers a bright and inviting space, featuring a decorative fireplace and ample room for furniture. The well-equipped kitchen includes an inset electric hob with cooker hood, integrated dishwasher and oven, and spaces for a fridge and washing machine. From the kitchen, leads through to a bright conservatory, providing an additional living area with direct access to the rear garden.

Outside, the enclosed rear garden enjoys a large patio area, neatly laid lawn, and a courtesy door to the garage, as well as gated side access. The garage is fitted with light and power, ideal for storage or a workshop, and there is off-road parking in front of the garage.

This attractive bungalow combines generous living space with a practical layout, making it perfect for families or those looking to downsize in a desirable residential location. Early viewing is highly recommended.

# BEDGROVE















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## ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band D

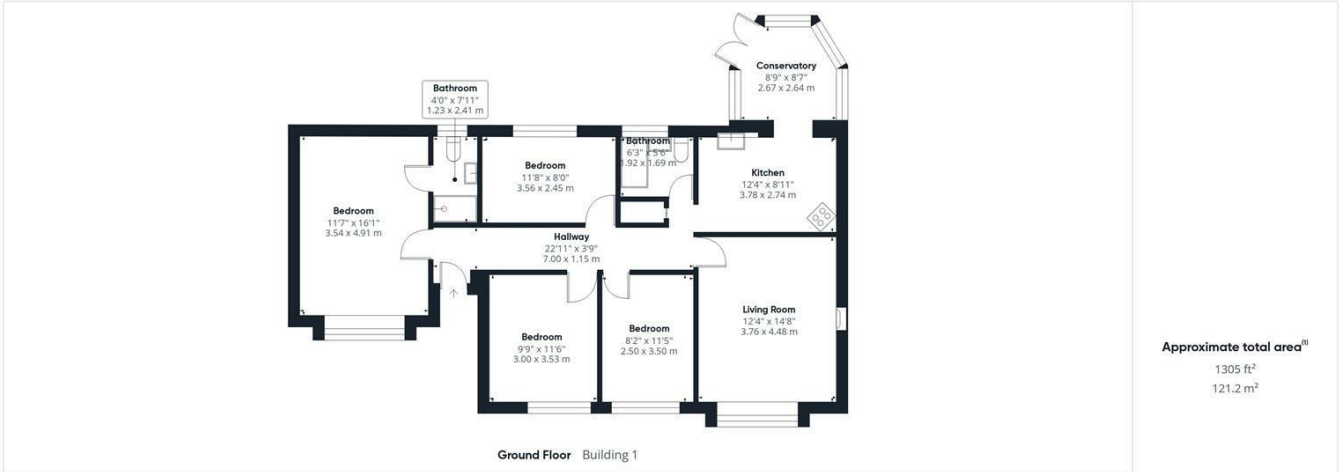
**Viewings** – By Appointment Only

**Floor Area** – 1305.00 sq ft

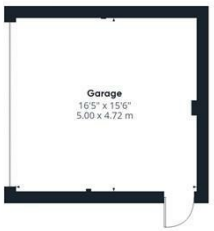
**Tenure** – Freehold








Ground Floor Building 1




Ground Floor Building 2

Approximate total area(1)

1305 ft²

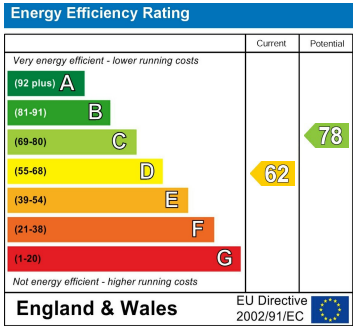
121.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360




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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