

# 3 Bedroom Semi Detached BEDGROVE

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Aylesbury HP21 9DD



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# LOCATION

Bedgrove remains one of Aylesbury's most sought-after residential areas, particularly favoured by families for its excellent schooling and established community feel. The property is conveniently positioned for the highly regarded Bedgrove Infant and Junior Schools, together with The Grange School, while local shopping facilities, parks and open green spaces are all

## THIS HOME FEATURES

- THREE / FOUR BEDROOMS
- EXTENDED FAMILY HOME
- FLEXIBLE LAYOUT
- KITCHEN / DINER
- TWO BATHROOMS
- CONSERVATORY
- STUDY / BEDROOM
- BACKING ALLOTMENTS
- EV CHARGER
- DRIVEWAY PARKING

within easy reach. Stoke Mandeville Hospital is nearby, and regular bus services provide convenient links to Aylesbury town centre and the London-bound mainline railway station. Excellent road connections via the A41 further enhance the area's appeal for commuters.







*We Sold It are delighted to present this substantially extended three/four-bedroom family home, situated within the ever-popular Bedgrove area of Aylesbury and offering an exceptionally versatile layout that can adapt to a wide range of family requirements. The accommodation has been thoughtfully reconfigured over the years, having originally incorporated a self-contained annexe, to create a spacious home with an excellent flow throughout. The ground floor centres around generous reception space, including a comfortable lounge opening into a dining area, together with a conservatory overlooking the garden. The modern kitchen/dining room provides an excellent hub for family life, while the original kitchen has been retained and now offers outstanding flexibility as a utility room, preparation kitchen or additional storage space. Further ground floor accommodation includes a shower room, the original family bathroom, and a versatile room currently used as a study, which could equally serve as a ground floor bedroom, home office or playroom. Upstairs, there are three generous double bedrooms together with a separate WC. One of the bedrooms has been cleverly configured to create two distinct areas and has previously been used as separate children's bedrooms, offering excellent flexibility for growing families. Outside, the property enjoys beautifully maintained and manicured rear gardens backing directly onto the allotments, creating an attractive open outlook. The current owners also hold a number of adjoining allotment plots and are willing to discuss transferring these to the new owners, presenting a rare opportunity for keen gardeners or those looking to embrace a more self-sufficient lifestyle. Further benefits include driveway parking for several vehicles and an EV charging point. Offering generous proportions, flexible accommodation and a sought-after Bedgrove location, this is a much-loved family home ready for its next chapter.*





Floor 0



Floor 1

Approximate total  
1656 sq ft  
Reduced headroom  
1 ft

(1) Excluding balconies and

Reduced headroom  
Below 5 ft

Calculations reference the EPC standard. Measurements approximate and not to scale. Floor plan is intended for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://WeSoldIt.co.uk)

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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