



BEDGROVE, BEDGROVE, AYLESBURY

**PRICE £515,000
FREEHOLD**

A three/four bedroom semi-detached home located in the sought after Bedgrove area, offered with no onward chain. Ideally positioned close to local amenities, parks, and highly regarded schools, with excellent road links. The property offers generous and flexible accommodation including multiple reception rooms, a versatile home office/bedroom, a convenient downstairs shower room, and a large kitchen. Upstairs features three bedrooms and a family bathroom. Externally, the home benefits from a private rear garden, garage and driveway parking.



BEDGROVE

- SOUGHT-AFTER BEDGROVE

LOCATION • THREE/FOUR BEDROOM FAMILY

HOME • NO ONWARD CHAIN • ENCLOSED REAR

GARDEN • GARAGE AND DRIVEWAY • VERSATILE

DOWNSTAIRS OFFICE/BEDROOM • TWO

BATHROOMS • CLOSE TO TOP SCHOOLS, PARKS AND

AMENITIES • EXCELLENT ROAD LINKS • SEMI-

DETACHED



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 porch which opens into a welcoming entrance hall, featuring stairs rising to the first floor. To the front of the house is a bright living room with a feature fireplace, providing a comfortable space. To the rear, a dining room/family room enjoys views of the garden and benefits from a door opening directly onto the patio.

The large kitchen/diner offers ample worktop and storage space and has room for a cooker, washing machine, fridge and an integrated dishwasher. A further door provides convenient access to the rear

garden. An inner hall leads to a downstairs shower room and provides access to the garage, as well as a versatile office which also benefits from a door opening onto the garden, making it ideal for home working or use as a playroom or hobby space.

On the first floor, the landing provides access to the loft and an airing cupboard. There are three well proportioned bedrooms, along with a family bathroom.

Externally, the rear garden features a patio area, a lawned section, built-in planters, and a garden shed, creating a pleasant and functional outdoor space. To the front, the property benefits from a garage with an up-and-over door, along with a block-paved driveway and an additional gravelled area providing off-road parking.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1359.00 sq ft

Tenure – Freehold





Ground Floor

Approximate total area⁽¹⁾
1359 ft²
126.2 m²



Floor 1



(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	76
EU Directive 2002/91/EC			

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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