





Property Description

This well-proportioned home welcomes you via an entrance leading into the first reception room, complete with patio doors opening onto the rear garden—ideal for modern indoor-outdoor living. The adjoining kitchen is thoughtfully arranged with sleek gloss units, an integrated dishwasher and electric oven, plus space for additional appliances. A contemporary ground floor shower room completes this level.

Upstairs, the first floor features a bright and spacious rear-aspect lounge with dual windows, alongside a well-sized third bedroom and a family bathroom fitted with a bath and overhead shower. The second floor offers three further bedrooms, including a light-filled principal bedroom with dual front-facing windows and built-in storage.

Externally, the property boasts a private, enclosed rear garden laid to patio and lawn, along with driveway parking to the front.

Situated in the ever-popular Bedgrove area, the property benefits from excellent local amenities, highly regarded schools, and convenient access to Aylesbury town centre and key transport links.

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Reception Room

24' 8" x 8' 1" (7.52m x 2.46m)

Stairs to first floor

Door to front

French doors to rear garden

Wood flooring underfoot

Kitchen

21' 5" x 5' 7" (6.53m x 1.70m)

Window to rear

Wood floor underfoot

Wall and base units

Sink/drain

Space for freestanding fridge/freezer and washing machine

Integrated dishwasher

Electric oven and gas hob

Splashback tiling

Bathroom

Part tiling

Sink

Shower cubicle

WC

Window to front

Lounge (first Floor)

14' 4" x 7' 9" (4.37m x 2.36m)

Two windows to rear

Wood floor underfoot

Bedroom Three (first Floor)

9' 4" x 7' 9" (2.84m x 2.36m)

Window to front

Carpet underfoot

Radiator

Bathroom (first Floor)

Window to front

Bath with shower overhead

WC

Wash hand basin

Bedroom One (second Floor)

14' 4" x 13' (4.37m x 3.96m)

Two windows to front

Built in cupboard

Carpet underfoot

Radiator

Bedroom Two (second Floor)

13' 6" x 8' (4.11m x 2.44m)

Window to rear

Carpet underfoot

Radiator

Bedroom Four (second Floor)

10' 7" x 6' 4" (3.23m x 1.93m)

Window to rear

Carpet underfoot

Radiator

Rear Garden

Enclosed rear garden

Part patio

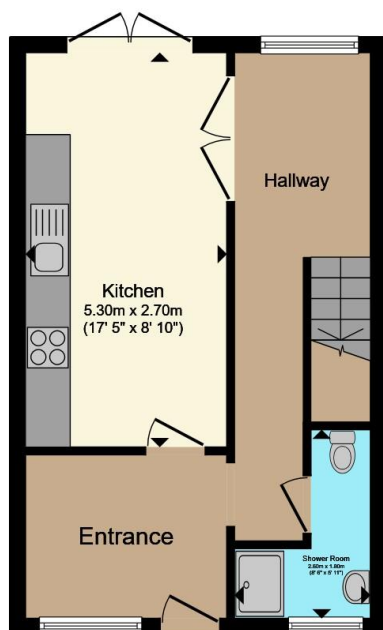
Parking

Driveway

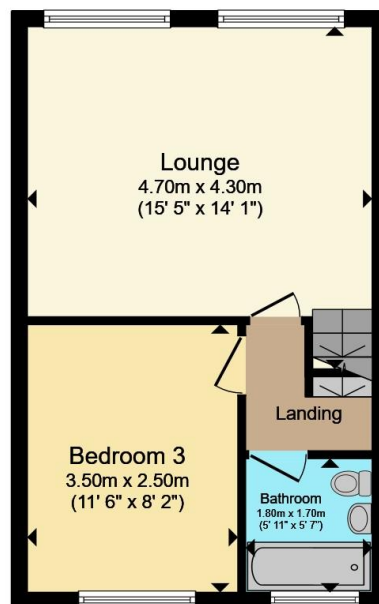




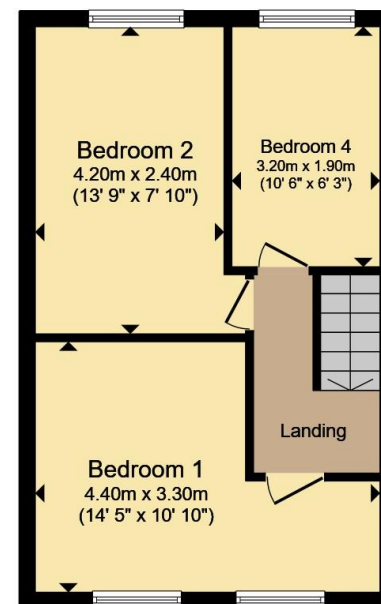




Ground Floor



First Floor



Second Floor

Total floor area 105.4 m² (1,135 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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