Connells

Kendal Close
AYLESBURY

Kendal Close
AYLESBURY HP21 7HR

for sale
£425,000

Property Description

Tucked away in a peaceful cul-de-sac, this delightful three-bedroom residence offers a perfect blend of comfort, space, and convenience in the ever-popular Bedgrove area.

Step through the entrance hall into a welcoming lounge, where a striking feature fireplace and front-facing window create a warm and inviting atmosphere. Just off the lounge, the dining room provides an ideal setting for family meals and entertaining, with patio doors opening into a bright conservatory—complete with tiled flooring and an electric radiator for year-round enjoyment.The well-equipped kitchen features a range of wall and base units, an electric double oven, gas hob, and ample space for appliances. A rear door offers direct access to the garden, making outdoor dining and playtime a breeze.The ground floor also hosts a modern family bathroom with a shower cubicle, along with two comfortable bedrooms. Upstairs, the master suite is a true retreat—light and airy thanks to skylight windows, with generous eaves storage and a private en-suite bathroom.

Outdoor Highlights include: Expansive rear garden laid to lawn and fully enclosed for privacy and detached garage and driveway.

Bedgrove is a desirable Southside residential development with many amenities including a Jansel Square which is a shopping area comprising of mini supermarkets Co-Op and Sainsbury's, newsagents, dry cleaners, takeaways and a Lloyds pharmacy.

Entrance Hall

Door to front

Carpet underfoot

Radiator

Lounge

13' 9" max x 10' 9" max (4.19m max x 3.28m max)

Window to front

Carpet underfoot

Feature fireplace

Radiator

Dining Room

12' 9" max x 11' max (3.89m max x 3.35m max)

Patio doors to conservatory

Carpet underfoot

Radiator

Kitchen

11' 8" max x 11' 7" max (3.56m max x 3.53m max)

Door to rear

Window to rear

Part tiling

Wall and base units

Tiling underfoot

Electric double oven

Gas Hob

Space for washing machine, dishwasher and fridge/freezer

Radiator

Conservatory

11' 4" x 8' 6" (3.45m x 2.59m)

Window to rear and side

Door to side

Electric radiator

Tiling underfoot

Bedroom Two

11' 9" max x 11' 8" max (3.58m max x 3.56m max)

Window to rear

Carpet underfoot

Radiator

Bedroom Three/Study

12' 9" max x 11' 8" max (3.89m max x 3.56m max)

Window to front

Carpet underfoot

Radiator

En-Suite (to master)

WC,

Wash hand basin

Bath

Bedroom One (master)

17' 3" x 9' 5" (5.26m x 2.87m)

Window to front

Two skylights to rear

Two storage cupboards

Access to eaves storage

Radiator

Dormer window to front

Bathroom

Window to front

Shower cubicle

WC

Wash hand basin

Radiator

Tiling underfoot

Fully tiled

Rear Garden

Patio

Laid lawn

Enclosed fencing

Garage

19' 6" max x 9' 8" max (5.94m max x 2.95m max)

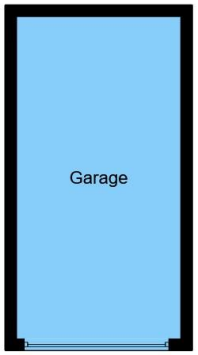
Double doors to front and side

Parking

Block paved driveway at front

Ground Floor

First Floor



Garage

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.focalagent.com

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

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