



New Meadow

Bedgrove | Aylesbury | Buckinghamshire | HP21 7AW



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Williams Properties are pleased to welcome to the market this excellent two bedroom bungalow in the desirable Bedgrove neighbourhood in Aylesbury. The property is in good order throughout and includes modern kitchen, bathroom, two bedrooms and lounge/diner. Outside, there is a spacious rear garden and to the front, garage and driveway. Viewing is strongly advised on this superb property.

Guide price £340,000

- Two Bedroom Bungalow
- Modern Kitchen
- Large Rear Garden
- Close to Amenities
- Garage and Driveway
- Modern Bathroom
- Two Double Bedrooms
- Internal Viewing Advised

Bedgrove

Bedgrove is a desirable Southside residential development with many amenities including a Jansel Square which is a shopping area comprising of a mini supermarket Budgens, newsagents, dry cleaners, takeaways and a Lloyds pharmacy. Bedgrove School is highly sought after and the area also boasts probably the towns largest recreational park which includes a community centre, various sports facilities and a designated dog walking area. There is also a regular bus service connecting the town and surrounding areas. Primary School – Bedgrove & Secondary – The Grange and Aylesbury Grammar Schools

Local Authority

Aylesbury Vale District Council

Council Tax

Band D

Services

All main services available

Entrance

Entrance via front door into the porch, with door leading into the entrance hall. Doors off entrance hall into both bedrooms, lounge/diner, kitchen and bathroom.



The property is within walking distance to all amenities including Doctor's surgery, pharmacy, Co-Op and Sainsbury's food stores and a Post Office/Newsagents. There is a bus route with regular services directly into Aylesbury and the surrounding towns/villages.



Bathroom

Modern suite comprising of low level WC, hand wash basin and bathtub, with tiling to the walls and window to the outside aspect.

Kitchen

Kitchen comprising of a range of base and wall mounted units, roll top work top, inset sink with draining board and mixer tap, hob and extractor fan. Door and window to the outside aspect. Integrated double oven, fridge/freezer, dishwasher and washing machine. Part tiling to splash sensitive areas of the walls.

Lounge/Diner

Lounge/diner comprising of carpet laid to floor and lighting and coving to ceiling, space for a settee, dining set and other furniture. Doors opening to the rear garden.

Bedroom One

Bedroom one comprising of carpet laid to floor and lighting to ceiling, with window to the rear garden and space for a double bed and other furniture.

Bedroom Two

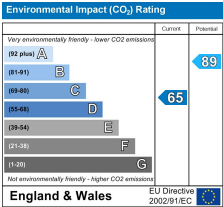
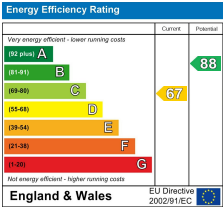
Bedroom two comprising of carpet laid to floor and lighting to ceiling, with window to the front aspect and space for a double bed and other furniture.

Rear Garden

Spacious rear garden comprising of a patio area leading into an expanse of lawn, with a stone path, shed and enclosed with a timber fence.

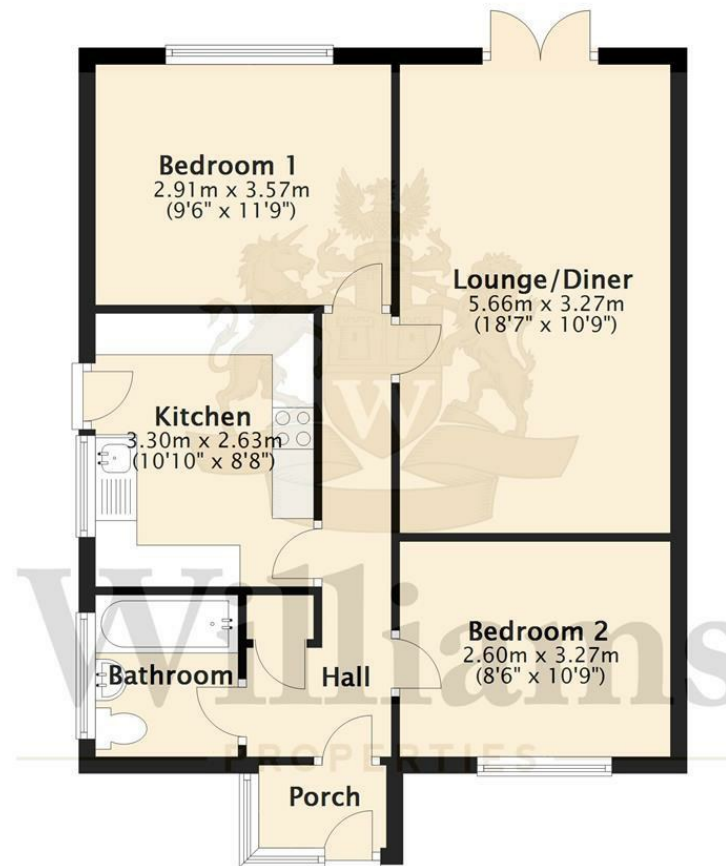
Garage and Parking

There is a garage and driveway for one vehicle at the front of the property.





Ground Floor



Total area: approx. 59.7 sq. metres (642.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.