



## LANGDON AVENUE, BEDGROVE, AYLESBURY

PRICE £950,000

FREEHOLD

An impressive four bedroom detached family home in the highly sought-after area of Bedgrove, offering spacious and versatile accommodation throughout. This exceptional property features a stunning open-plan kitchen/diner, lounge, office, utility, cloakroom and ample storage. Upstairs boasts four well proportioned bedrooms, three with en suites, alongside a family bathroom. Further benefits include excellent loft conversion potential (subject to the necessary planning permissions), a beautifully maintained garden, double garage and driveway parking.



# LANGDON AVENUE

- SOUGHT AFTER LOCATION • IMPRESSIVE FOUR BEDROOM FAMILY HOME • STUNNING OPEN-PLAN KITCHEN/DINER • SEPARATE OFFICE/STUDY • FANTASTIC LOFT SPACE WITH CONVERSION POTENTIAL • MAIN BEDROOM WITH DRESSING AREA & EN SUITE • TWO FURTHER BEDROOMS WITH EN SUITES • DOUBLE GARAGE AND DRIVEWAY • LANDSCAPED FRONT & REAR GARDENS • CLOSE TO WELL REGARDED SCHOOLS



## 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 welcomes you with a spacious entrance hall featuring stairs rising to the first floor and ample built-in storage space, creating an excellent first impression. There is also a convenient cloakroom and a separate office, perfect for those working from home.

The lounge provides a comfortable living space, while the heart of the home is undoubtedly the stunning open-plan kitchen/diner. Thoughtfully designed for both entertaining and everyday living, the kitchen boasts a central island with electric hob and breakfast

seating, integrated fridge freezer, dishwasher, double oven and grill, alongside stylish spotlights and a striking skylight flooding the room with natural light. There is ample space for both living and dining furniture, with bifolding doors opening seamlessly onto the rear garden.

A separate utility room offers additional practicality with space for a washing machine, tumble dryer and further fridge, along with access to the side of the property and internal access to the garage.

Upstairs, the property continues to impress with four well proportioned bedrooms. The master bedroom benefits from a separate dressing area and a stylish en suite bathroom. Two further bedrooms also enjoy their own en suite facilities, while the remaining bedroom is served by a modern family bathroom.

The property also benefits from a fantastic loft space offering excellent conversion potential, subject to the necessary planning permissions.

Externally, the fully enclosed rear garden has been beautifully maintained and landscaped, featuring a patio seating area, lawn, attractive plant and shrub borders, gated side access and a courtesy door leading to the garage. The garage benefits from light and power, while the front of the property offers a landscaped garden and driveway parking.

# LANGDON AVENUE





## LANGDON AVENUE

### ADDITIONAL INFORMATION

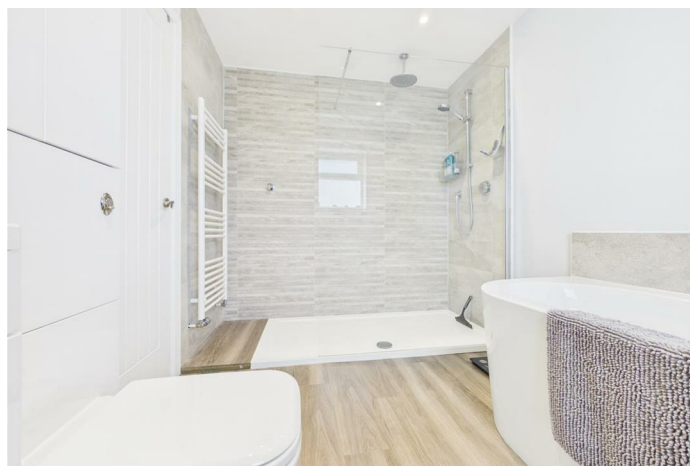
**Local Authority** – Buckinghamshire Council

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2736.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

