



STUDLAND CLOSE, BEDGROVE, AYLESBURY

OFFERS IN EXCESS OF £700,000
FREEHOLD

A four bedroom detached family home situated in the highly sought after Bedgrove area, ideally located close to well regarded schools, local amenities, parks and excellent road links. The accommodation comprises a living room, dining room, spacious kitchen/diner, utility room and downstairs WC. Upstairs offers four bedrooms, including a main bedroom with en suite, together with a family bathroom. Outside, the property benefits from a private rear garden, garage and driveway parking.



STUDLAND CLOSE

• SOUGHT AFTER BEDGROVE LOCATION • FOUR
BEDROOM DETACHED FAMILY HOME • CLOSE TO
WELL REGARDED SCHOOLS, PARKS AND
AMENITIES • LARGE KITCHEN/DINER • EN SUITE TO
MAIN BEDROOM • UTILITY AND DOWNSTAIRS
WC • ENCLOSED REAR GARDEN • GARAGE AND
DRIVEWAY • SEPARATE DINING ROOM • EXCELLENT
ROAD LINKS



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 entered via a welcoming entrance hall with stairs rising to the first floor and access to a WC. The bright and comfortable living room benefits from custom fitted blinds, creating an ideal space for relaxing. To the rear of the property is a generous kitchen/diner, fitted with ample worktop and cupboard space, an inset electric hob with integrated oven and grill, space for a dishwasher and fridge, and plenty of room for a family dining table and chairs. A separate utility room provides additional storage and space for a washing machine and tumble dryer, with doors leading to the side access and integral garage. The

dining room enjoys doors opening onto the rear garden, allowing for plenty of natural light.

The first floor landing provides loft access and access to the airing cupboard. There are four bedrooms, with the main bedroom benefiting from built in wardrobes and an en suite shower room. The family bathroom is fitted with a modern suite comprising a wash basin with storage beneath, walk in shower, WC and heated towel rail.

Outside, the enclosed rear garden features a patio seating area leading onto a lawn with attractive planted borders, along with gated side access to the front of the property. To the front, there is a driveway providing off road parking and access to the garage, which benefits from an electric roll door, light and power.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council

Council Tax – Band G

Viewings – By Appointment Only

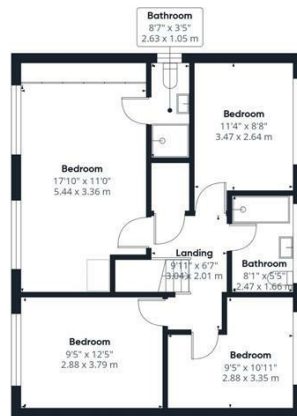
Floor Area – 1416.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1416 ft²
131.7 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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	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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