



## INGRAM AVENUE, BEDGROVE, AYLESBURY

OFFERS IN EXCESS OF £380,000

FREEHOLD

A three bedroom terraced home located in the sought-after Bedgrove area, within walking distance to top rated schools and Bedgrove Park. The property features a bright dual-aspect living room, a stylish modern kitchen, a convenient downstairs cloakroom, three bedrooms and a family bathroom. Outside, there are front and rear gardens and a double garage with electric door, making it ideal for families.



# INGRAM AVENUE

- BEDGROVE • THREE BEDROOM HOUSE • FRONT AND REAR GARDENS • STYLISH KITCHEN • WALKING DISTANCE TO TOP SCHOOLS • WALKING DISTANCE TO BEDGROVE PARK • DOUBLE GARAGE WITH ELECTRIC DOOR • DOWNSTAIRS CLOAKROOM • WELL PRESENTED THROUGHOUT • SOUGHT AFTER LOCATION



## 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

Nestled in the highly desirable Bedgrove area, this well presented three bedroom terraced home offers an ideal blend of comfort, style, and convenience—perfectly suited for families or professionals alike. Situated within walking distance to highly regarded local schools and the popular Bedgrove Park, the property enjoys a prime location with excellent amenities nearby.

Upon entering, you are welcomed by a practical entry porch that leads into a spacious hallway, setting the tone for the well maintained interiors beyond. The

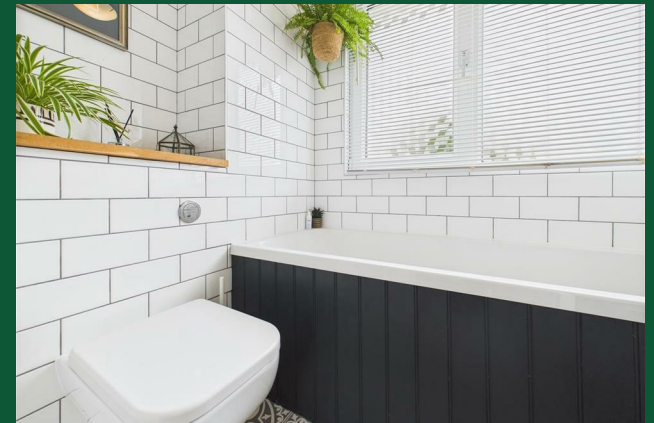
generously sized dual-aspect living room is flooded with natural light from large front windows, creating a bright and inviting living space.

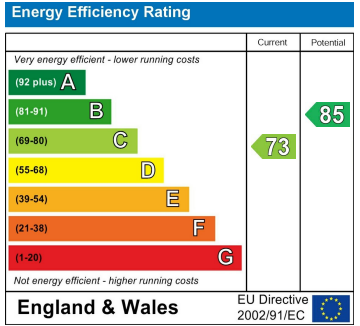
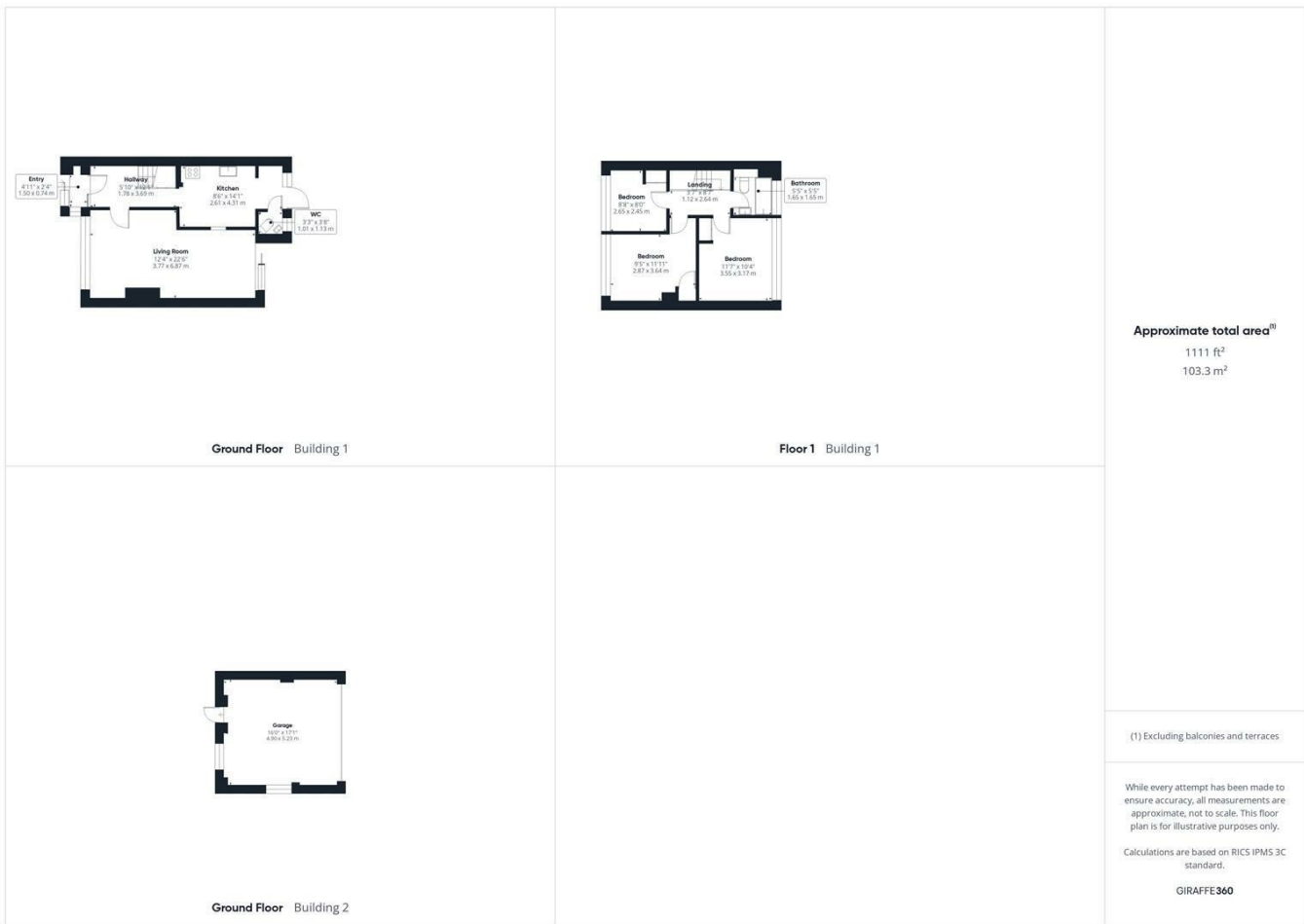
The stylish kitchen is finished with elegant shaker-style cabinets, wood worktops and features an inset gas hob with integrated oven. There is ample space for appliances and a thoughtful layout that maximises both function and aesthetic appeal. A convenient downstairs cloakroom adds further practicality.

Upstairs, the property offers three bedrooms, each benefiting from built-in wardrobes providing excellent storage solutions. The family bathroom serves the bedrooms and is finished in a clean, modern style.

Externally, the property boasts a well-maintained gravelled front garden, attractively bordered with established plants and hedging for privacy and kerb appeal. To the rear, a private garden offers a mix of patio and lawned areas surrounded by mature plants and trees. A brick-built garage sits at the rear of the garden, complete with a courtesy door for easy access.

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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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