



FINMERE CRESCENT, BEDGROVE, AYLESBURY

PRICE £375,000

FREEHOLD

A three bedroom semi-detached home situated in the sought-after area of Bedgrove, offering excellent potential for modernization. The property features a comfortable living room, along with an additional living/dining area that connects to the kitchen, creating a versatile space for family life. A downstairs shower room adds convenience, while upstairs comprises three well-proportioned bedrooms and a separate WC. Outside, the property benefits from a garden, as well as a garage and driveway parking.



FINMERE CRESCENT

- SOUGHT AFTER BEDGROVE LOCATION • THREE BEDROOM SEMI-DETACHED HOME • GARAGE AND DRIVEWAY • REQUIRING MODERNISATION WITH GREAT POTENTIAL • DOWNSTAIRS SHOWER ROOM • FRONT AND REAR GARDENS • GOOD ROAD LINKS • CLOSE TO LOCAL AMENITIES • CLOSE TO TOP SCHOOLS • MULTIPLE RECEPTION ROOMS



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 accommodation begins with an entrance hall, complete with stairs rising to the first floor. To the front of the property is a well-proportioned living room, featuring a fireplace that creates a natural focal point. To the rear, an additional living/dining area provides ample space for both relaxing and entertaining, and leads through to the kitchen, which offers space for a fridge, cooker and washing machine.

A practical downstairs shower room adds further convenience to the ground floor layout.

Upstairs, the first floor benefits from loft access and comprises three good-sized bedrooms, offering comfortable accommodation for a family or those needing extra space for a home office. There is also a separate upstairs WC.

Externally, the property boasts an enclosed rear garden designed for low-maintenance enjoyment, with multiple patio areas, a section of lawn, and side gate access leading to the garage and driveway. To the front, the garden is laid to grass with established shrubs, enhancing the home's kerb appeal.

This property presents an excellent opportunity to acquire a home in a desirable area with scope to update and add value.

FINMERE CRESCENT





Approximate total area⁽¹⁾
1056 ft²
98 m²

Reduced headroom
2 ft²
0.2 m²

Ground Floor Building 1

Floor 1 Building 1



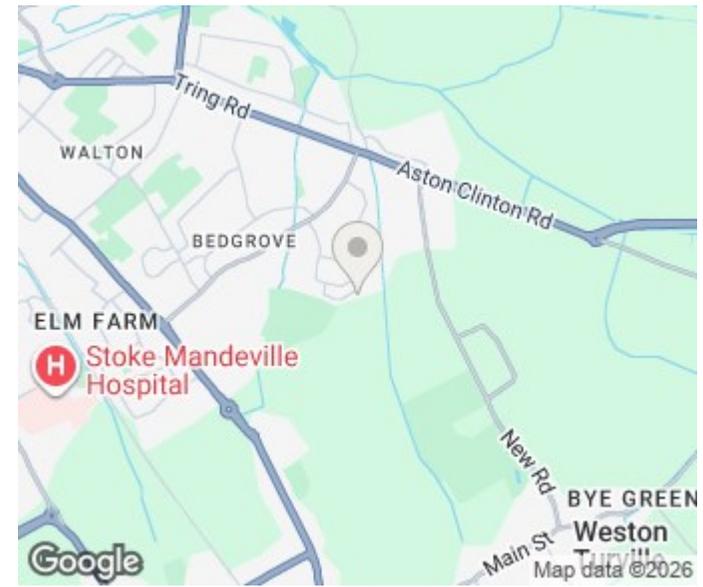
Ground Floor Building 2

(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		68	79
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

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

