



## APLIN ROAD, BEDGROVE, AYLESBURY

PRICE £435,000

FREEHOLD

A versatile three bedroom detached bungalow situated in the sought after Bedgrove area, offered to the market with no upper chain. This well positioned home benefits from a generous wrap-around front garden, living room, kitchen, three bedrooms and a practical wet room. To the rear, the property enjoys a private garden, ideal for relaxing or entertaining. Further benefits include a detached garage and driveway parking, making this an excellent opportunity for downsizers, families, or those seeking single-level living in a desirable location.



## APLIN ROAD

- SOUGHT AFTER BEDGROVE LOCATION
- NO UPPER CHAIN
- VERSATILE THREE BEDROOM DETACHED BUNGALOW
- DETACHED GARAGE WITH DRIVEWAY
- SOUTH EAST FACING REAR GARDEN
- WET ROOM
- WRAP AROUND FRONT GARDEN
- BEDROOM TWO CURRENTLY USED AS DINING ROOM



### 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 is accessed via an entrance hall with loft access, providing additional storage potential. The living room is a bright and welcoming space, centred around a feature fireplace that creates a cosy focal point. The kitchen is fitted with a range of units and benefits from an integrated oven and grill, with space for a fridge and further appliances, offering practicality for everyday living.

There are three bedrooms, with bedroom two currently being used as a dining room, demonstrating the flexibility of the layout to suit individual needs. The

property is further complemented by a wet room, designed for convenience and accessibility.

Externally, the bungalow enjoys a generous wrap-around front garden, mainly laid to lawn and enhanced by established trees and shrubs, providing both kerb appeal and privacy. The enclosed south-east facing rear garden offers a pleasant outdoor space with a patio area, lawn and a variety of shrubs and bushes. There is gated side access and a courtesy door to the garage.

The detached garage is equipped with light and power, and is complemented by driveway parking, ensuring ample off-road parking and storage.

This is a rare opportunity to acquire a detached bungalow in a desirable location, with scope to modernize and make it your own.

# APLIN ROAD

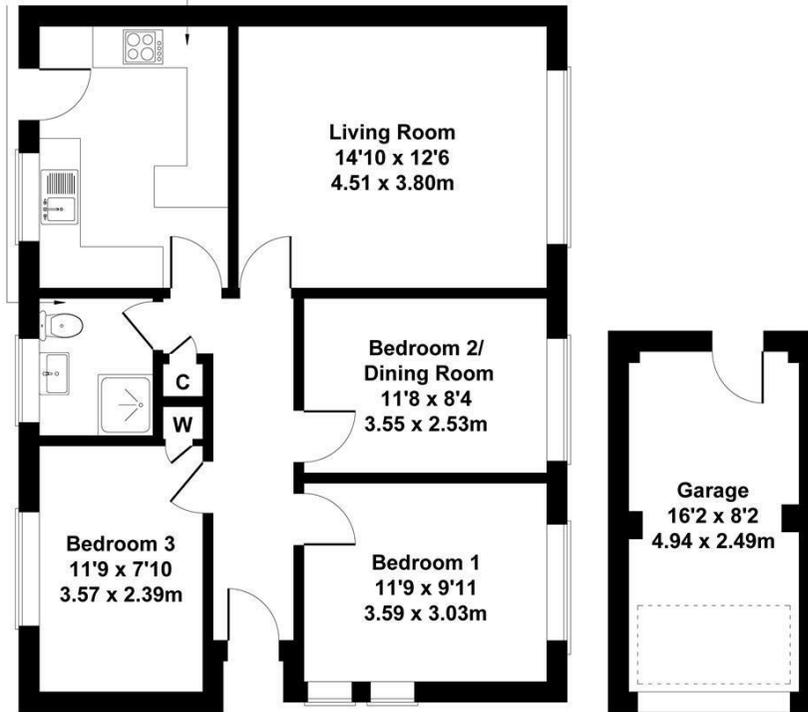


# Aplin Road, Bedgrove, Aylesbury

Wet Room 6'6 x 5'5  
1.97 x 1.66m

Kitchen 12'5 x 9'0  
3.80 x 2.76m

Approximate Gross Internal Area  
883 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(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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