



KENDAL CLOSE, BEDGROVE, AYLESBURY

PRICE £475,000
FREEHOLD

A spacious three bedroom semi-detached chalet bungalow, ideally located in the sought-after area of Bedgrove. Offered with no upper chain, the property is in good order throughout and features a generous open-plan living/dining room, a kitchen/diner, three bedrooms and a family bathroom. Outside, there is an enclosed rear garden, off road parking and garage, making this an ideal home for families or those seeking flexible living space in a popular location.



KENDAL CLOSE

- BEDGROVE • THREE BEDROOM CHALET BUNGALOW • NO UPPER CHAIN • SPACIOUS AND VERSATILE ACCOMMODATION • ENCLOSED REAR GARDEN • OFF ROAD PARKING AND GARAGE • GOOD ORDER THROUGHOUT • SEMI DETACHED



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 leading into a bright and generous living room, featuring a characterful fireplace as a focal point. This flows seamlessly through to the dining area, with stairs rising to the first floor, creating a sociable and versatile living space.

To the rear of the property is a well-appointed kitchen/dining area, fitted with an inset electric hob and extractor, integrated oven and grill, and integrated washing machine, with additional space for a fridge. A useful storage cupboard adds practicality, while

double doors open directly onto the rear garden, allowing for plenty of natural light and easy indoor-outdoor living.

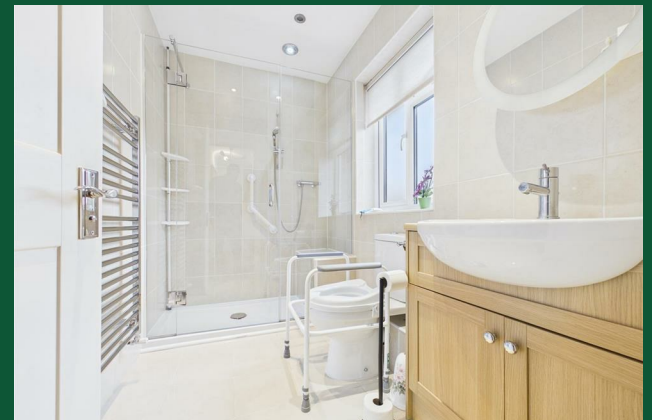
The ground floor further benefits from a bathroom, bedroom one featuring wall-to-wall built-in wardrobes, and bedroom two with a built-in cupboard, offering flexible accommodation for families, downsizers, or home working.

To the first floor is a third bedroom, complete with a built-in cupboard, ideal as a main bedroom, guest room, or private workspace.

Externally, the property enjoys an enclosed rear garden with a patio seating area, steps leading up to a lawned garden with established trees, providing a pleasant and private outdoor space. Off-road parking is available, along with a garage to the rear, adding further convenience.

Presented in good order throughout and offering generous, adaptable living space in a popular residential area, this property is an ideal home for a wide range of buyers.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council

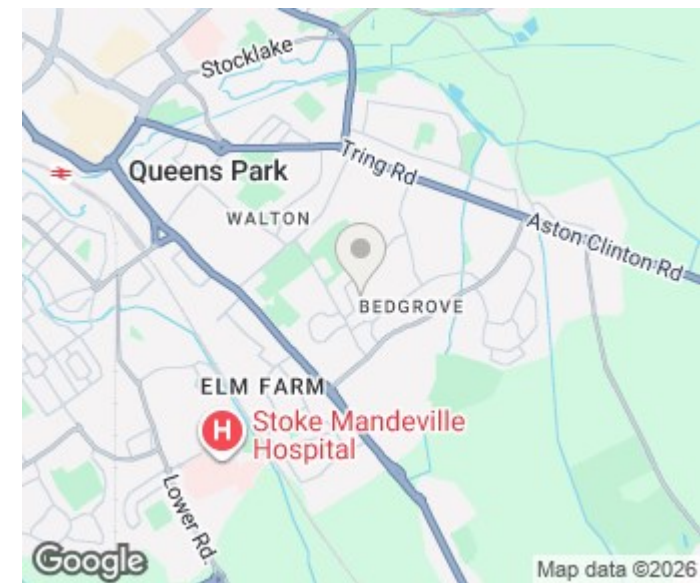
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1095.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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