WELBECK AVENUE, BEDGROVE, AYLESBURY

£395,000

FREEHOLD

A two bedroom semi-detached bungalow situated in the highly sought after Bedgrove area. The property offers a living room, a spacious kitchen/diner and a conservatory overlooking the garden. There are two comfortable bedrooms, including a main bedroom with en suite, along with a family bathroom. Outside, the home benefits from a garden and a driveway providing off-road parking.

GEORGE DAVID

WELBECK AVENUE

• SOUGHT AFTER BEDGROVE AREA • TWO BEDROOM SEMI-DETACHED BUNGALOW • MATURE REAR GARDEN WITH ESTABLISHED PLANTING • CLOSE TO LOCAL AMENITIES • GOOD ROAD LINKS TO A41 • EN SUITE AND SEPARATE SHOWER ROOM • SPACIOUS KITCHEN • BLOCK PAVED DRIVEWAY

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 porch leading into a welcoming hallway, which includes a convenient storage cupboard. The bathroom is fitted with a shower cubicle, WC, hand wash basin with storage and a heated towel rail.

The living room is bright and features a charming fireplace as its focal point and a door leading to one of the double bedrooms, offering flexibility for use as a guest room or additional living space.

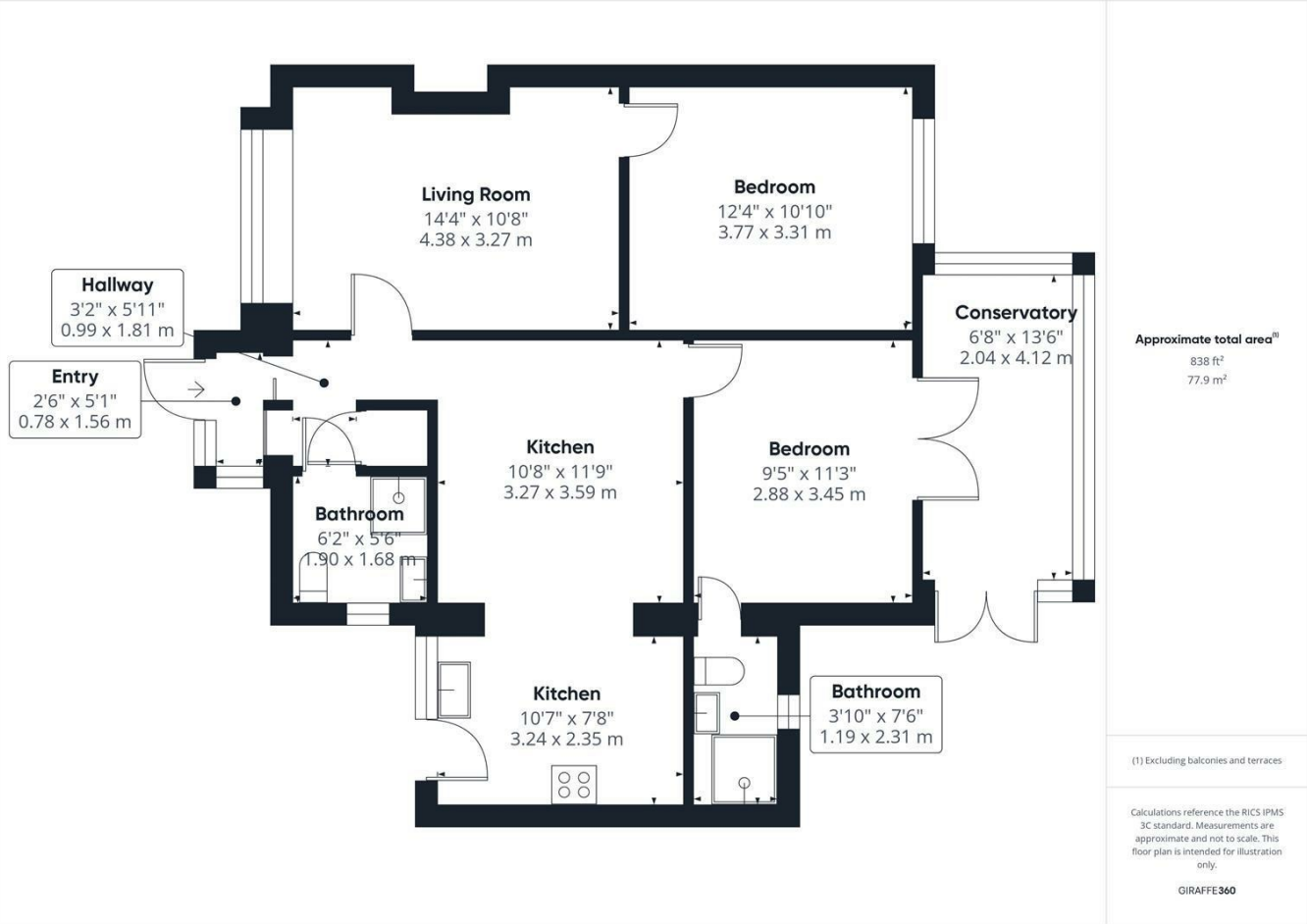
The kitchen is well-equipped with an inset electric hob and cooker hood, integrated oven, and space for a fridge, washing machine and dishwasher.

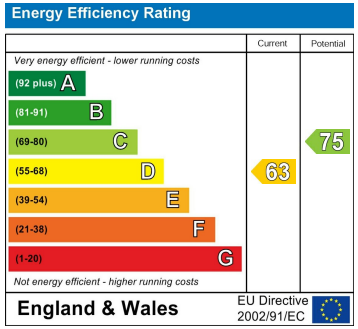
A further double bedroom benefits from a private en suite and direct access to the conservatory, which features doors opening onto the garden.

The property has a good size loft which has potential to be converted into additional living accommodation (STPP). The loft has a ladder and is partially boarded. There are Velux windows that allow natural light into the the loft. There is a telephone point and the central heating boiler.

Externally, the property boasts a mature rear garden with established planting, offering both privacy and outdoor enjoyment. To the front, there is a block paved driveway, complemented by a mature plant bed adding to the property's kerb appeal.

WELBECK AVENUE





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