



INGRAM AVENUE, BEDGROVE, AYLESBURY

PRICE £425,000
FREEHOLD

A well presented three bedroom semi-detached house situated in the sought-after Bedgrove area, offered with no upper chain. The property features a spacious living room, kitchen and dining area, along with a convenient downstairs bathroom. Upstairs offers three bedrooms and a WC. Outside benefits include a private garden and driveway parking. Ideally located close to excellent schools, local amenities and good road links.



INGRAM AVENUE

- SOUGHT AFTER BEDGROVE AREA • OFFERED WITH NO UPPER CHAIN • CLOSE TO EXCELLENT SCHOOLS, LOCAL AMENITIES & GOOD ROAD LINKS • THREE BEDROOM SEMI DETACHED HOUSE • DRIVEWAY PARKING • DOWNSTAIRS BATHROOM • ENCLOSED REAR GARDEN • MULTIPLE RECEPTION ROOMS • IDEAL FAMILY HOME IN A DESIRABLE LOCATION • KITCHEN WITH LARGE DINING AREA



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

Upon entering, there is a welcoming entrance area with space for coats and shoes, leading through to a bright and comfortable living room featuring a large front-facing window and ample space for furnishings.

An inner hallway provides access to the stairs and a downstairs bathroom. The kitchen is fitted with an inset electric hob and oven, integrated dishwasher, and offers space for a fridge, washing machine and tumble dryer. From here, the property opens into a spacious dining area with doors leading directly out to the rear garden, ideal for entertaining or family

gatherings. Additionally, there are two further rooms that could be used as an office or playroom, offering flexible living space to suit your needs.

Upstairs, the first-floor landing includes loft access and leads to three well-proportioned bedrooms and a separate WC.

Externally, the property boasts an enclosed rear garden with a patio area, lawn, small trees, and a garden shed—providing a pleasant outdoor space. To the front, there is driveway parking for multiple vehicles.

This attractive home in a desirable location offers comfortable living space and excellent potential. Early viewing is highly recommended.

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ADDITIONAL INFORMATION

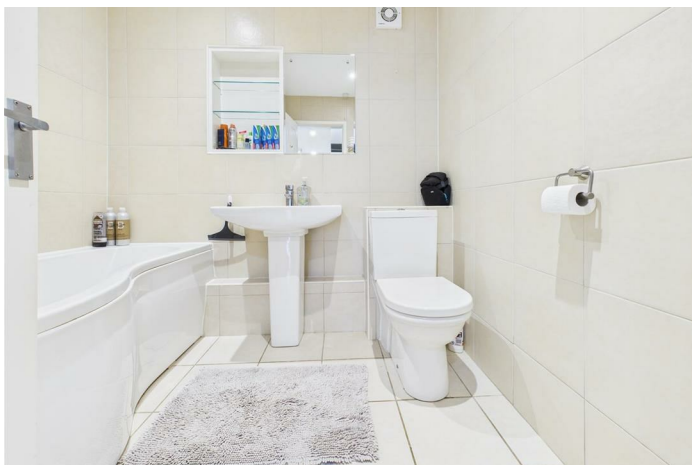
Local Authority – Buckinghamshire

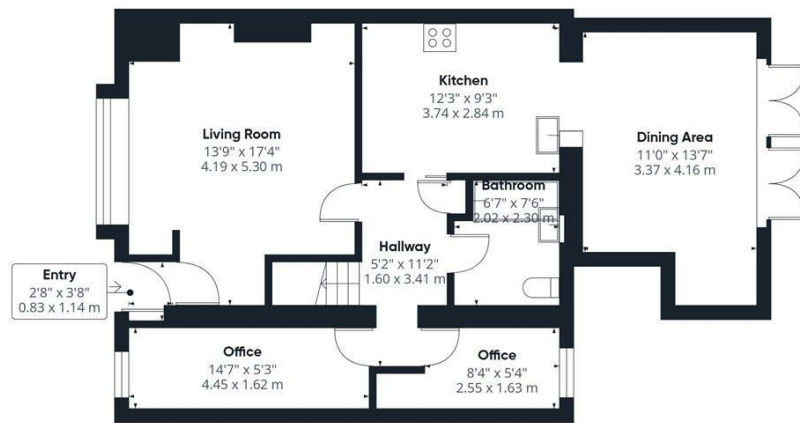
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1104.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1104 ft²
102.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

84

71

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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