



## INGRAM AVENUE, BEDGROVE, AYLESBURY

PRICE £470,000  
FREEHOLD

A stunning EXTENDED three bed semi situated a stones throw from BEDGROVE PARK and BEDGROVE INFANT/JUNIOR SCHOOLS. The property has been modernised to a high standard by current owners and benefits from: Open plan family kitchen - Landscaped rear garden - Two refitted bathrooms.



## INGRAM AVENUE

- BEDGROVE • EXTENDED SEMI • THREE DOUBLE BEDROOMS • OPEN PLAN FAMILY KITCHEN • TWO FURTHER RECEPTION ROOMS • LANDSCAPED REAR GARDEN • UTILITY ROOM • DRIVEWAY WITH EV CHARGER • SHORT WALK TO BEDGROVE PARK • TWO REFITTED BATHROOM SUITES



### BEDGROVE

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

Ground floor accommodation  
Composite front door into extended entrance hall with storage cupboard and oak flooring -  
Fully refitted bathroom suite (part of the extension to the property) -  
Extended living room with feature fireplace, storage cupboard and oak flooring -  
Dining room with oak flooring -  
Rear extension creates an open plan family kitchen with high quality cabinets, granite work surfaces, Integrated dishwasher and fridge/freezer, space for cooker, two Velux windows provide an additional

source of natural light. Oak flooring -

Utility room (converted from what was formerly the original ground floor bathroom) with additional cabinet and work surfaces. Spaces for additional white good's

First floor accommodation

Landing with loft access with ladder, light, boarding and central heating boiler installed in 2019, airing cupboard and storage cupboard -

Main double bedroom -

Second double bedroom -

Third bedroom with walk in wardrobe (part of the extension) -

The shower room was added as part of the extension and has been re-fitted in 2019 to a high standard.

Parking - Block paved and gravelled driveway provides off road parking. EV charger.

Rear garden - Landscaped garden with paved patio, gravel and bark chipped areas. Boundary fencing.

Storage shed.

### AGENTS NOTE

The property has undergone and extensive renovation program over the last few years with benefits including oak internal doors, oak flooring to the whole of the ground floor, re-fitted kitchen and bathrooms.

## INGRAM AVENUE





## INGRAM AVENUE

### ADDITIONAL INFORMATION

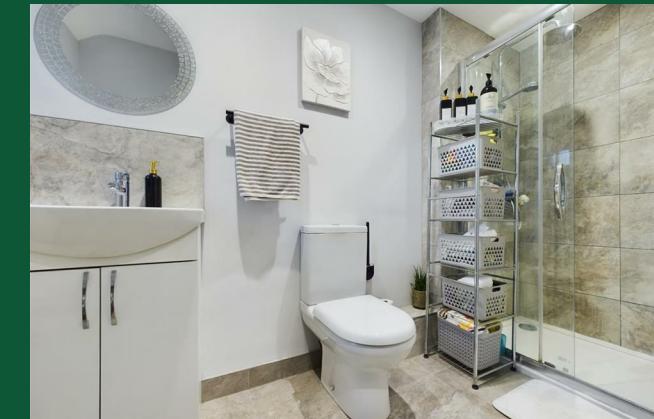
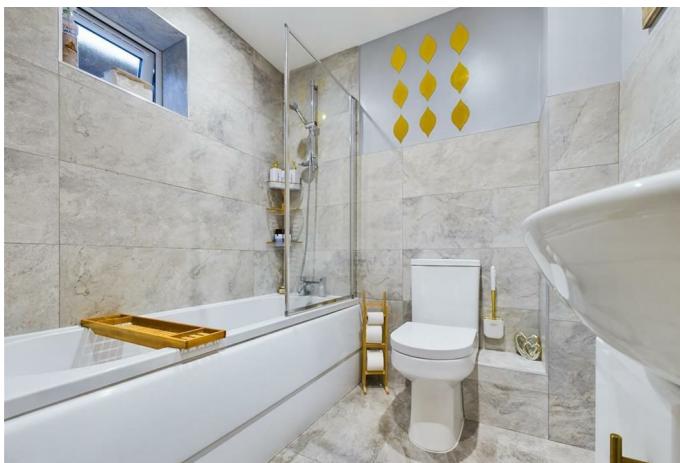
**Local Authority** – Buckinghamshire Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>

1218 ft<sup>2</sup>  
113.2 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>



(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F	71	
(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

