



28 Aplin Road

| Aylesbury | | HP21 9BT





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Williams Properties are delighted to bring to the market this fantastic three bedroom semi-detached house set in the sought after area of Bedgrove, Aylesbury. The property is offered with no onward chain and benefits from an entrance hall, living room, kitchen/diner, sunroom, downstairs bathroom and three bedrooms. Outside provides an enclosed rear garden, garage and driveway parking. Recently installed new central heating and boiler. Viewing is highly recommended.

£375,000

## Bedgrove

Bedgrove is a highly desirable Southside residential area with local amenities including Jansel Square comprising of two mini supermarkets, a newsagent, dry cleaners, takeaways, doctors surgery, pharmacy and a local pub. Bedgrove Primary School is highly regarded and adjacent to a large recreational park which includes a community centre, various sporting facilities and a designated dog walking area. Bedgrove offers a regular bus service which connects the town and surrounding areas. Bedgrove also offers easy access to both the A413 towards Amersham and London or the A41 towards Watford and the M25. Bedgrove offers train stations nearby which include both Aylesbury town or Stoke Mandeville linking with London Marylebone. Primary School – Bedgrove & Secondary School – The Grange and catchment to Aylesbury Grammar Schools

## Local Authority

Buckinghamshire Council

## Council Tax

Band D

## Services

All main services available

## Entrance Hall

Enter through the front door into the hallway with doors to the bathroom, kitchen/diner and living room. Stairs rising to the first floor landing. Light pendant to the ceiling and a wall mounted radiator.



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- \*NO CHAIN\*
- Three Bedrooms
- Two Reception Rooms
- Garage And Driveway
- Bedgrove
- Semi Detached
- Downstairs Bathroom
- Walking Distance To Top Schools & Amenties

**Living Room**

Living room consists of windows to the front aspect, newly laid carpet laid to floor, light fitting to ceiling, storage cupboard, Electric fireplace, fitted shelving and a wall mounted radiator. Space for a sofa suite and a range of other furniture.

**Downstairs Bathroom**

Bathroom is tiled to splash sensitive areas and comprises of light pendant to the ceiling, chrome heated towel rail, a hand wash basin, panelled bathtub with overhead shower, low level wc and hand basin with storage and a window to the rear aspect.

**Kitchen/Diner**

Kitchen consists of a range of base and wall mounted units with worktops, inset stainless steel sink unit, range style cooker and extractor, light fitting to the ceiling, built in freezer, space for fridge, washing machine and dishwasher. Door to the sunroom

**Sunroom**

The sunroom is double glazed and has laminate flooring and is overlooking the maintenance free rear garden, a wall mounted electric heater and ceiling lighting, double glazed French doors leading out into the garden. Space for a table and chairs and sofa set and other furniture of choice.

**First Floor**

Carpeted stairs rising from the ground floor with doors to all bedrooms and airing cupboard. Loft Access partially boarded.





The property is set within a popular neighbourhood and close to all amenities. A short walk away are the Jansel Square shops which include a doctors surgery, pharmacy, takeaway restaurants and two supermarkets. Local schools include Bedgrove and Turnfurlong Infant and Junior Schools, and the Aylesbury Grammar Schools.



**Bedroom**

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other furniture.

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**Garage And Driveway**

Driveway parking for multiple vehicles and a beautiful front garden with areas of bushes and shrubs and the remainder laid to lawn . Shared wall with neighbour and small fence line to the front.

**Rear Garden**

Fully enclosed garden with a grass area, paved patio planting borders with a selection of trees and shrubs. Doors to the garage and gate leading out to the front. Garage providing a storage area with power and lighting.

**Buyers Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
		81	61
England & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	





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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.