



Craigwell Avenue

Bedgrove | Aylesbury | Buckinghamshire | HP21 7AF



**Williams**  
PROPERTIES



# Craigwell Avenue

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Williams Properties welcome to the market this three bedroom semi-detached bungalow set in the highly sought after Bedgrove area, close to all local amenities including shops, schooling, doctors and a large park. The property offers a kitchen, living room, three bedrooms, bathroom, separate wc, large rear garden, single garage and driveway parking. Viewing comes highly recommended.

## Guide price £425,000

- Sought After Location
- Semi-Detached Bungalow
- Large Rear Garden
- Good Road Links
- Three Bedrooms
- Garage & Parking
- Close To Amenities
- Viewing Highly Advised

### 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

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

All main services available





Bedgrove is a popular family-orientated neighbourhood on the Southside of Aylesbury and provides residents with an excellent range of local amenities including a shopping parade, doctors surgery and pharmacy, as well as top Primary and Secondary schools.



### Entrance Hall

Enter through the front door into the entrance hall with doors to two bedrooms, bathroom, wc, kitchen and living room. Stairs rise to the first floor landing. Storage cupboard.

### Bathroom

Bathroom is fully tiled and comprises a hand wash basin unit, wc, enclosed shower cubicle and a heated towel rail.

### WC

Comprising a hand wash basin, wc and heated towel rail.

### Kitchen

Kitchen consists of a range of base and wall mounted units with roll on worktops, inset stainless steel sink unit with window over, space for cooker, fridge/freezer, washing machine, dishwasher and tumble dryer. Door leading out to the side of the property.

### Living Room

Living room consists of a feature fireplace, wood effect flooring, radiator, light pendant to ceiling and French doors leading out to the rear garden. Space for a sofa set and a range of other furniture.

### Bedroom

Bedroom consists of a bay window to the front aspect, light fitting to ceiling, radiator, tiled flooring and space for a double bed and other furniture.

### Bedroom

Bedroom consists of as window to the rear aspect, tiled flooring, radiator, light fitting to ceiling and space for a double bed.

### First Floor Landing

Doors to a further bedroom and eaves storage.

### Bedroom

Bedroom consists of a window to the front aspect, built in cupboard, light fitting to ceiling, radiator, wood flooring and space for a king size bed and other furniture.

### Rear Garden & Workshop

Enclosed rear garden with a paved patio leading to an expanse of lawn laid, shrubs and bushes, access to the garage and garden workshop. Workshop has ample storage space with multiple uses.

### Garage & Parking

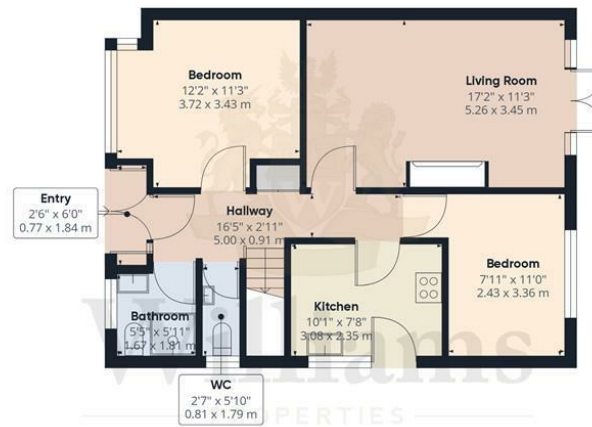
Single garage with driveway parking to the front for multiple vehicles.

### Buyer Notes

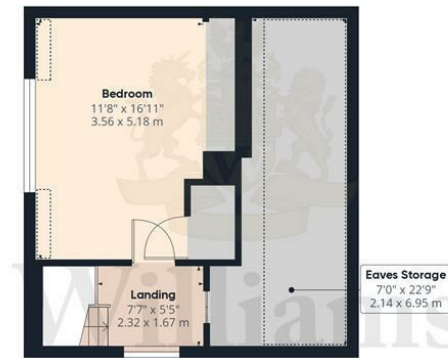
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

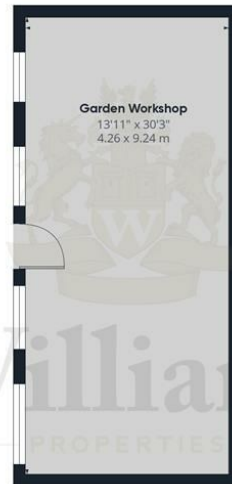




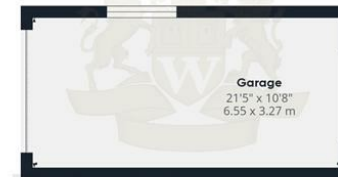
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>0</sup>  
1762.02 ft<sup>2</sup>  
163.7 m<sup>2</sup>

Reduced headroom  
137.3 ft<sup>2</sup>  
12.76 m<sup>2</sup>

Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.