



154 Ingram Avenue

Bedgrove | Aylesbury | Buckinghamshire | HP21 9DH



Williams
PROPERTIES

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Williams Properties are delighted to bring to the market this fantastic three bedroom semi-detached extended 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, large utility space or workshop, downstairs w/c and to the second floor three bedrooms and a bathroom. Outside provides an enclosed rear garden and to the front garage space and driveway parking. Viewing is highly recommended.

Guide price £450,000

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 Hallway

Enter through the porch into the entrance hallway fitted with wood effect flooring, a fitted light to the ceiling, a wall mounted radiator, carpeted stairs to the first floor and doors to the kitchen and living room.





- Desirable Location Of Bedgrove
- Extended Semi Detached
- Large Utility Space / workshop
- Garage Space
- Three Bedrooms
- Sunroom
- Downstairs Wc
- Walking Distance To The Top Schools & All Amenities

Living Room

This Living Room features a large window to the front aspect, Has a gas fire and a wall mounting radiator, fitted light to the ceiling, set of three spot lights over the fireplace, carpet laid to the floor and provides space for a large sofa and other living room furniture.

Kitchen/Diner

This open plan Kitchen/Diner is comprised of wood effect flooring, a range of wall and base mounted shaker style units with down lighting, a window to the rear aspect, fitted lighting to the ceiling, space for a oven, dishwasher and under counter fridge. Plenty of space for dining room furniture. Open plan to the sunroom.

Sunroom

The sunroom is double glazed and has wood effect flooring and is overlooking the rear garden, a wall mounted radiator and ceiling light with fan, double glazed French doors leading out into the garden. Space for a table and chairs and sofa set and other furniture of choice.

Large Utility/Workshop

This large utility room can alternatively be used as a workshop space and comprises of tiles laid to floor, strip light to the ceiling and a range of base and wall mounted units and large full length storage cabinetry, roll top worktop, stainless steel sink with draining board and taps, space for American size fridge freezer and space for a washing machine and tumble dryer. There is a UPVC window to the rear aspect and a door leading out to the rear garden. Further doors to the kitchen, downstairs w/c and front garage space.



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.



Downstairs WC

Features a low level W/C and a fitted light to the ceiling

First Floor

Carpeted stairs rising from the ground floor with a window to the side aspect, light fitting to the ceiling and doors leading into all three bedrooms and family bathroom.

Bedroom

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

Bedroom

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

Bedroom

Bedroom consists of a window to the front aspect, wood effect flooring laid to the floor, light fitting to ceiling, a wall mounted radiator and space for a bed and other furniture. Currently being utilised as an home office.

Bathroom

This newly fitted bathroom is fully tiled and comprises a hand wash basin vanity unit and a panel bathtub with shower attachment, low level wc, illumined fitted wall mirror, light fitting to the ceiling, wood effect flooring, wall mounted radiator and Frosted window to the rear aspect.

Rear Garden

A beautiful maturely landscaped rear garden with a patio area, wooden pergola, Garden Shed and greenhouse. The remainder is laid to lawn with established fruit trees, plant borders and shrubbery and garden shed. Doors leading into the sunroom and the utility area.

Garage & Driveway

Fully paved driveway with parking for multiple vehicles featuring a brick wall to the front and high hedge row between this property and the adjoining neighbour. The garage features electric roll up garage door with light and power and provides ample storage space or space for a small vehicle.

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(47-58) D			
(39-54) E				(35-46) E			
(21-38) F				(21-34) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1



Approximate total area⁽¹⁾
 1257.97 ft²
 116.87 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Williams Properties
 8-10 Temple Street
 Aylesbury
 Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
 Web: www.williams.properties
 Tel: 01296 435600

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.