

3 Bedroom

Extended
Semi Detached
BEDGROVE

1 Welbeck Avenue, Aylesbury
HP21 9DD



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LOCATION

Bedgrove is a sought-after residential location situated on the southside of Aylesbury, offering a wealth of facilities such as a shopping centre, play parks and green open spaces and the popular Bedgrove Junior and Infant School. With a regular bus service connecting Bedgrove to the Town Centre, Stoke Mandeville Hospital and Aylesbury's mainline,

THIS HOME FEATURES

SOUGHT-AFTER BEDGROVE LOCATION
BACKING ALLOTMENTS & COUNTRY SIDE
THREE BEDROOMS
LOUNGE
EXTENDED DINING/FAMILY ROOM
SHOWER & BATHROOM
GARAGE & DRIVEWAY

London Marylebone Bound Train Station amongst other routes, and good links to the A41 southbound to the M25 make Bedgrove an ideal location wherever your commute.

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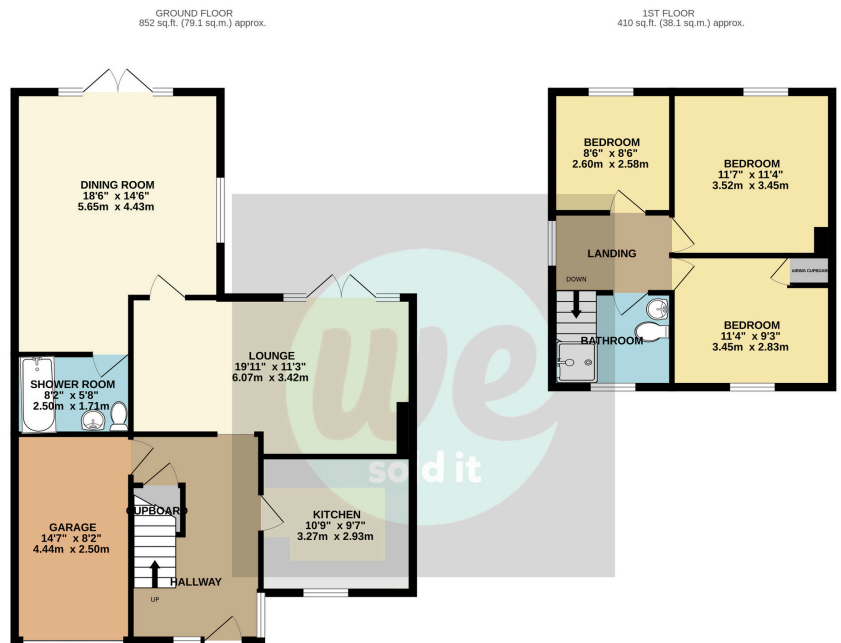


Introducing this delightful extended three-bedroom semi-detached home, located on the highly sought-after Welbeck Avenue in Bedgrove. Backing onto allotments with stunning views of open countryside, this property offers both tranquility and convenience, and is situated just 0.32 miles from the desirable Bedgrove Junior and Infant School. The spacious ground floor accommodation includes an inviting entrance hall, modern kitchen, comfortable lounge, and an extended dining/family room. Completing the ground floor is a family bathroom and integral garage. Upstairs, you'll find three well-proportioned bedrooms and a further family bathroom. Outside, the property features a generous driveway for multiple vehicles and an enclosed rear garden, perfect for family living.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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