



**Aplin Road, Aylesbury, Bucks, HP21 9BU**



**Christopher Pallet**  
Professional advice since 1973



**Aplin Road,  
Aylesbury,  
Bucks,  
HP21 9BU**

**Guide Price £385,000  
Freehold**

A two bedroom semi detached bungalow located on the sought after Bedgrove development to the south side of Aylesbury that comes to the market in very good order throughout. The property has double glazed windows and doors, gas to radiator heating, driveway parking for several vehicles and a detached garage to the side. The bungalow has potential to further extend to either the side and or the loft for conversion subject to planning permission. Viewing is highly recommended. Offered to the market with no upper chain

The accommodation comprises porch, entrance hall, lounge, kitchen, two bedrooms and bathroom. There is also gas central heating to radiators, double glazing, low maintenance garden and block paved drive with detached garage behind double gates.

Aplin road is located on the ever popular Bedgrove development. The property is close to the local amenities which makes Bedgrove so popular including the doctors surgery and on a regular bus route. Walking distance of the shopping facilities available at nearby Jansel Square with a more extensive choice available just a short drive away in Aylesbury town centre. There is also mainline rail access into London, Marylebone with a journey time of just under an hour via either Stoke Mandeville Station.







A well presented two bedroom semi detached bungalow with no upper chain.

### Accommodation

This welcoming bungalow offers comfortable, well laid out accommodation, ideal for those seeking single-level living in a peaceful setting. The entrance porch opens into a central hallway, providing easy access to all rooms. To the right, you'll find the spacious main bedroom, which enjoys a pleasant outlook through a front facing window. To the left is a bright, fully fitted bathroom featuring a practical three-piece suite and a side window for natural ventilation. At the rear of the bungalow, the inviting sitting room is filled with natural light and opens directly onto the rear garden through double glazed doors perfect for enjoying a morning coffee or relaxing with family and friends. The well equipped kitchen offers a range of floor and eye level unit, a single sink unit, and space for all the essential appliances. A double-glazed door and side window ensure the kitchen is light and

airy. Completing the accommodation is a comfortable second double bedroom overlooking the rear garden — ideal for visiting family, guests, or use as a hobby room or study. With its practical layout, manageable garden access, and peaceful atmosphere, this bungalow is perfectly suited to those looking to enjoy independent living with ease and comfort.

### Outside

The rear garden is easy to maintain as mainly paved with mature flower and shrub beds, side access to double gates leading to the front and a detached single garage. The front garden has been set aside for driveway parking with some mature flowering plants.






## Directions

Leave Aylesbury on the A41 Tring road, at the traffic lights turn right into Bedgrove, second left into Welbeck Avenue and first right into Aplin road.  
Council Tax: Band

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details



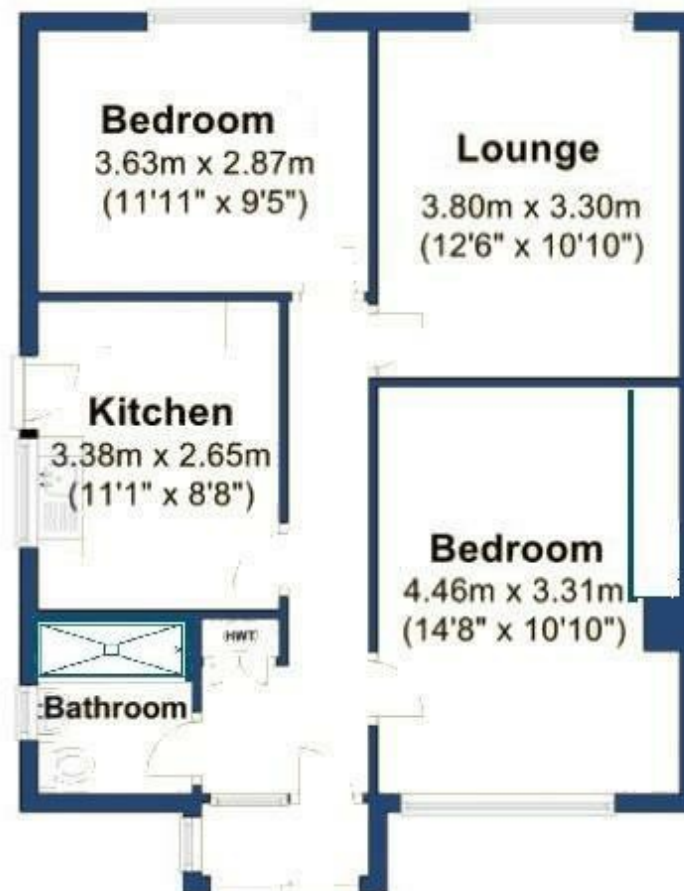
### Christopher Pallet

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## Ground Floor

Approx. 60.4 sq. metres (650.7 sq. feet)



Total area: approx. 60.4 sq. metres (650.7 sq. feet)



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