



29 Cam Mead

Bedgrove | Aylesbury | Bucks | HP21 7DZ



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Williams Properties are delighted to welcome to the market this no chain, four bedroom, mid-terraced town house in immaculate condition, situated in the sought after location of Bedgrove. The house comprises of a lounge, kitchen/diner, two bathrooms, a downstairs cloakroom, four bedrooms, an enclosed garden to the rear, integral garage and driveway parking for two cars. There is a regular bus service connecting the town and surrounding areas. Viewing is highly recommended on this property.

Offers in excess of £365,000

- Within A Short Walk Of All Amenities
- Four Bedrooms
- Popular South Side Location
- Integral Garage
- Two Bathrooms & Downstairs Cloakroom
- Immaculate Order Throughout
- Enclosed Rear Garden
- No Chain

## 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 C

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

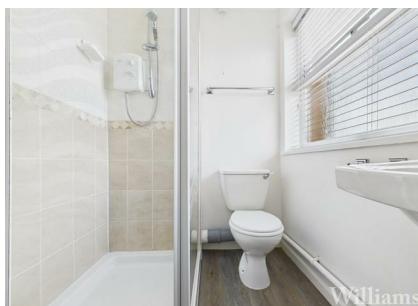
Enter through the front door into this entrance hallway with carpeted flooring, a pendant light to the ceiling and a door to the downstairs two piece cloakroom.

## Cloakroom

This downstairs cloakroom is comprised of laminate flooring, a fitted light to the ceiling, a frosted window, wall mounted radiator, low level WC and vanity unit with a hand wash basin and mixer tap inset.



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.



#### Kitchen/Diner

This kitchen diner is comprised of carpeted flooring to the dining room side and tiled to the kitchen, pendant lights to the ceiling, a wall mounted radiator, a window and sliding doors to the enclosed rear garden and to the kitchen, a range of wall and base mounted units including a sink with a mixer tap and draining board, double oven, electric hob and space for other white goods. Carpeted stairs rise to the first floor.

#### First Floor Landing

This first floor landing features carpeted flooring, a pendant light to the ceiling and doors leading to a bathroom, bedroom and the living room.

#### Bathroom

This bathroom is comprised of laminate flooring, a fitted light to the ceiling, frosted window, low level WC, hand wash basin with mixer tap, a wall mounted radiator and a panelled bathtub with a mixer tap and tiling to splash sensitive areas.

#### Bedroom

This bedroom is comprised of carpeted flooring, a wall mounted radiator, pendant light to the ceiling, window to the front aspect and space for a double bed and other bedroom furniture.

#### Living Room

This living room is on the first floor and is comprised of a pendant light to the ceiling, two windows to the rear aspect, wall mounted radiator, carpeted flooring and a door leading to stairs that rise to the second floor.

#### Second Floor Landing

This second floor landing has carpeted flooring, a pendant light to the ceiling and doors to three bedrooms and a shower room.

#### Shower Room

This shower room features laminate flooring, a low level WC, a hand wash basin with mixer tap, fitted light to the ceiling, a wall mounted radiator, frosted window and an enclosed shower unit.

#### Bedroom

This bedroom is comprised of carpeted flooring, a wall mounted radiator, pendant light to the ceiling, window to the front aspect and space for a double bed and other bedroom furniture.

#### Bedroom

This bedroom is comprised of carpeted flooring, a wall mounted radiator, pendant light to the ceiling, window to the rear aspect and space for a double bed and other bedroom furniture.

#### Garden

This enclosed rear garden is comprised of a patio area with space for garden furniture and grass lawn laid to the remainder.

#### Garage & Parking

This property features an integral garage with an up and over door and side access into the property from within. There is also driveway parking for two cars to the front of the property.

#### 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
Very energy efficient - lower running costs			
(A+ to A)	A		
(B1-B3)	B		
(B4-B6)	C		
(B7-B9)	D		
(B10-B12)	E		
(B13-B15)	F		
(B16-B18)	G		
Not energy efficient - higher running costs			
(G+ to G)	G	80	
(F1-F3)	F	62	
(F4-F6)	E		
(F7-F9)	D		
(F10-F12)	C		
(F13-F15)	B		
(F16-F18)	A		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(A+ plus)	A		
(B1-B3)	B		
(B4-B6)	C		
(B7-B9)	D		
(B10-B12)	E		
(B13-B15)	F		
(B16-B18)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(G+ to G)	G		
(F1-F3)	F		
(F4-F6)	E		
(F7-F9)	D		
(F10-F12)	C		
(F13-F15)	B		
(F16-F18)	A		

