



Ingram Avenue, Aylesbury - HP21 9DJ
£395,000

TR TIM RUSS
& Company

Ingram Avenue, Aylesbury

HP21 9DJ

- Excellent Condition Throughout
- Three Good Size Bedrooms
- New Kitchen in 2023
- New Family Bathroom in 2024
- Home Office/Gym
- Enclosed Rear Garden
- Garage and Driveway Parking to the Rear
- Close to Bedgrove Infant School
- Short Walk to Bedgrove Park

Aylesbury is well-connected for commuters, with Aylesbury Railway Station providing direct services to London Marylebone, while the A41 and A418 offer easy road links to the surrounding towns and motorways. Regular bus routes also make getting around simple and convenient. Families are well catered for, with an impressive selection of well-regarded schools, including a number of grammar schools serving the area. Parks, green spaces and countryside walks are never far away, offering plenty of opportunity to enjoy the outdoors. With its great transport links, strong schooling, and a welcoming community feel, Aylesbury continues to be a highly sought-after location for buyers and commuters alike.

Tenure - Freehold

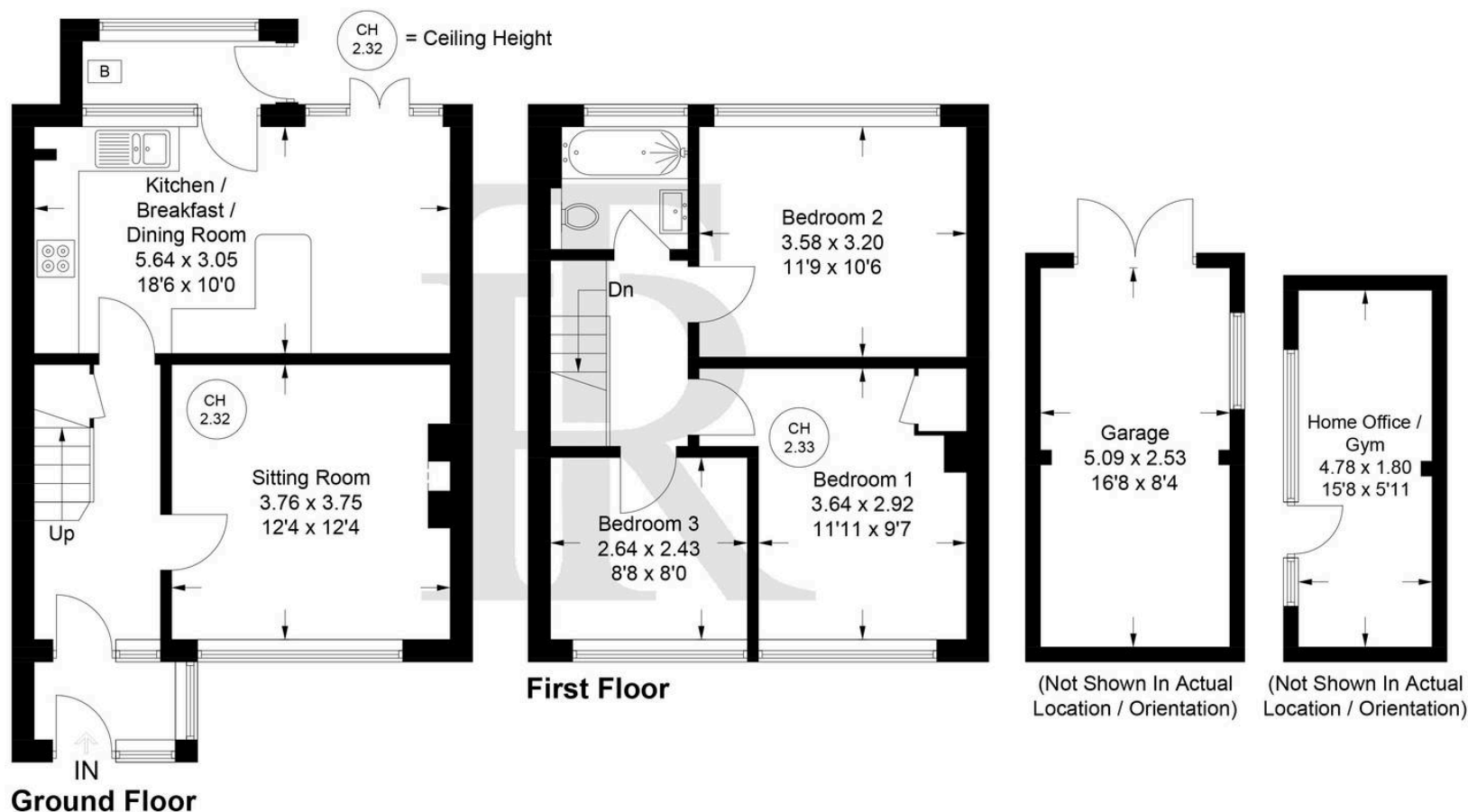
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Presented in excellent condition throughout, this impressive three-bedroom terraced house offers a superb opportunity for families and professionals seeking a stylish and comfortable home in a highly regarded location. The property has been thoughtfully updated, featuring a contemporary kitchen installed in 2023, which is finished to a high standard with modern cabinetry and quality appliances (ideal for those who enjoy cooking and entertaining). The spacious living and dining areas are light and airy, providing a welcoming setting for relaxation and gatherings. Upstairs, there are three good size bedrooms, each offering ample space for furnishings and storage, making them suitable for children, guests, or home working. The family bathroom was newly fitted in 2024 and boasts sleek fittings and a fresh, modern design, ensuring convenience and comfort for the whole household. The property further benefits from a garage and driveway parking to the rear (providing valuable off-road parking and storage options), as well as efficient double glazing and gas central heating throughout. Located in the popular Bedgrove area, this home is ideally situated close to Bedgrove Infant School (perfect for families with young children) and is just a short walk from Bedgrove Park, offering easy access to local amenities, schools, and leisure facilities. With its combination of stylish interiors, practical features, and a sought-after position, this property presents an excellent opportunity for buyers looking to move straight into a well-maintained and updated home. Early viewing is highly recommended to appreciate the quality and appeal of this attractive residence.





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Approximate Gross Internal Area
 Ground Floor = 44.4 sq m / 478 sq ft
 First Floor = 38.6 sq m / 415 sq ft
 Outbuildings = 21.8 sq m / 235 sq ft
 Total = 104.8 sq m / 1128 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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