





**Guide Price  
£675,000**

Situated on the outskirts of Aylesbury in the popular village of Weston Turville, this beautifully presented three-bedroom detached home is welcomed to the market offering lounge, kitchen/family room, and three double bedrooms, all with en-suites. The property further benefits from a garage, summerhouse/home office, driveway parking for multiple cars and a westerly facing aspect looking over an open public space.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Doors to lounge and cloakroom and storage cupboard, stairs rising to first floor.

## CLOAKROOM

Low level WC, wash hand basin with hot and cold tap, radiator.

## LOUNGE

Double glazed bay window to front aspect, double glazed window to side aspect. Feature fireplace, radiator.

## KITCHEN/FAMILY ROOM

Bi folding doors to garden. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated double oven, gas hob, extractor fan, stainless steel sink with mixer tap and hot water tap, integrated fridge freezer, dishwasher, under stairs storage cupboard.

## UTILITY

Space for washing machine and tumble dryer, gas boiler, door to side.

## BEDROOM ONE

Double glazed bay window to front aspect. Dressing room, radiator.

## EN-SUITE

Double glazed frosted window to front aspect. Walk-in shower, bath, wash hand basin in vanity unit, mirror with light, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect. Built-in wardrobes, radiator.

## EN-SUITE

Double glazed frosted window to side aspect. Walk-in shower, wash hand basin, mirror with light, heated towel rail.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, built-in wardrobes.

## EN-SUITE

Double glazed frosted window to rear aspect. Walk-in shower, wash hand basin, low level WC, mirror unit, heated towel rail.

## OUTSIDE

## GARAGE

Garage with power and lighting and boarded roof space.

## FRONT GARDEN

Laid to lawn with shrub beds, path to front door, outside light.

## REAR GARDEN

Patio area, laid to lawn area, summerhouse/home office currently being used as a bar with power and lighting.

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**Approximate Total Area**  
 1422 sq ft / 132.1 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Summer House / Office  
 113 sq ft / 10.5 sq m  
 Total = 1716 sq ft / 159.4 sq m

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A	93	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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This plan is for layout guidance only.

Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan,

please check all dimensions,

shapes and compass bearings before

making any decisions reliant upon them. (ID1206713)

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 co-operation in order that there will be no delay in agreeing the sale.

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