

# hillyards.



Hillyards are pleased to offer this fully refurbished detached family home that is situated in the sought after Buckinghamshire village of Weston Turville. The property has been renovated to a high specification throughout and comes with no onward chain. Benefits of this property include four double bedrooms, 22ft kitchen/diner, refitted bathroom & en-suite, driveway parking, 22ft lounge, excellent school catchment, enclosed rear garden as well as much more. We highly recommend an internal viewing to truly appreciate this property and its location.

**£620,000**

Bates Lane, Weston Turville, Buckinghamshire. HP22 5SL

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## Accommodation

Entrance Hall

Cloakroom

Lounge 22'1 x 12'2 (6.73m x 3.71m)

Study/Family Room 12'2 x 8'6 (3.71m x 2.59m)

Kitchen/Diner 22'1 x 16'9 (6.73m x 5.11m)

Utility Room 13'9 x 6'11 (4.19m x 2.11m)

Bedroom 14'5 x 10'10 (4.39m x 3.30m)

En-Suite

Bedroom 14'1 x 10'6 (4.29m x 3.20m)

Bedroom 12'2 x 11'2 (3.71m x 3.40m)

Bedroom 11'2 x 10'10 (3.40m x 3.30m)

Bathroom

## Gardens

There is an enclosed rear garden laid mainly to paving with trees and shrubs plus a front garden laid mainly to paving for driveway parking.

## Driveway Parking

There is a driveway located to the front of the property providing parking for several vehicles.

## Property Information

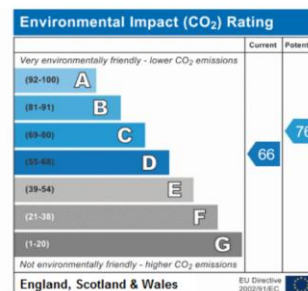
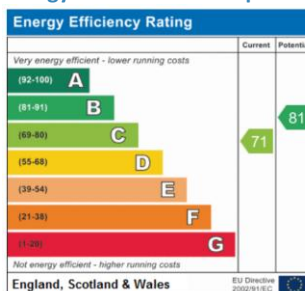
### Map



## Council Tax Band

G (approximately £2448.00 per annum based on 2 adults residing at the property)

## Energy Performance Graph



**Property Misdescription Act 1991:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

**Property Details:** Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

**Floor Plan:** Not to scale, for illustrative purposes only.

