





Guide Price
£695,000

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

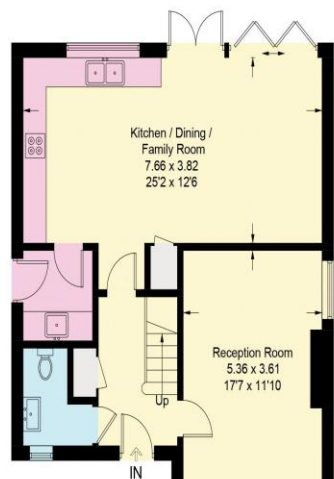
Laid to lawn with shrub beds, path to front door, outside light.

REAR GARDEN

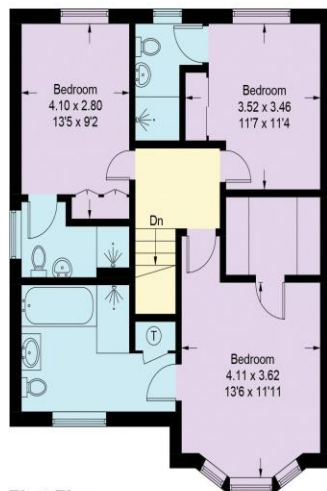
Patio area, laid to lawn area, summerhouse/home office currently being used as a bar with power and lighting.



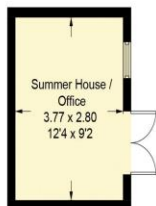
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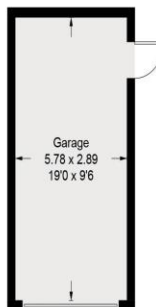
Ground Floor



First Floor



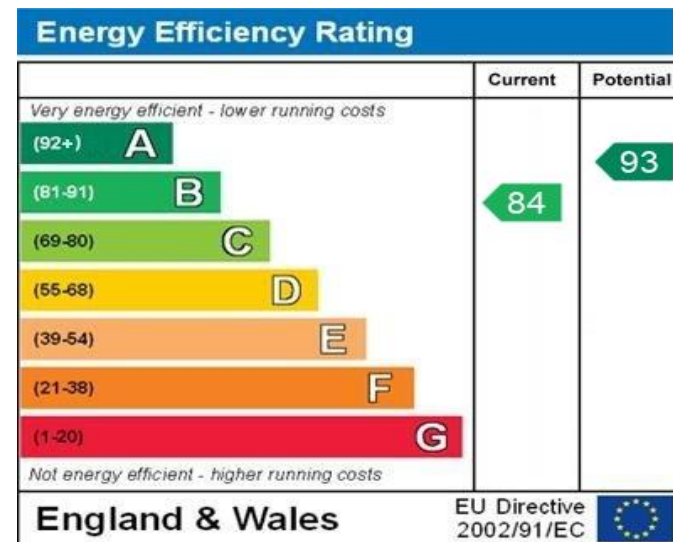
(Not Shown In Actual Location / Orientation)



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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

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)



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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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