



Turney Street, Aylesbury, Buckinghamshire. HP20

1AD

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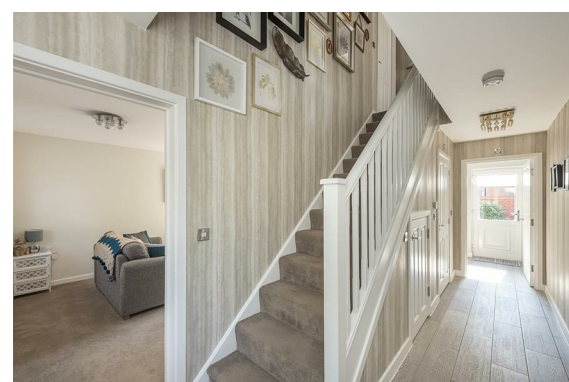
**3 Turney Street
Aylesbury
Bucks
HP20 1AR**

Guide Price £690,000 Freehold

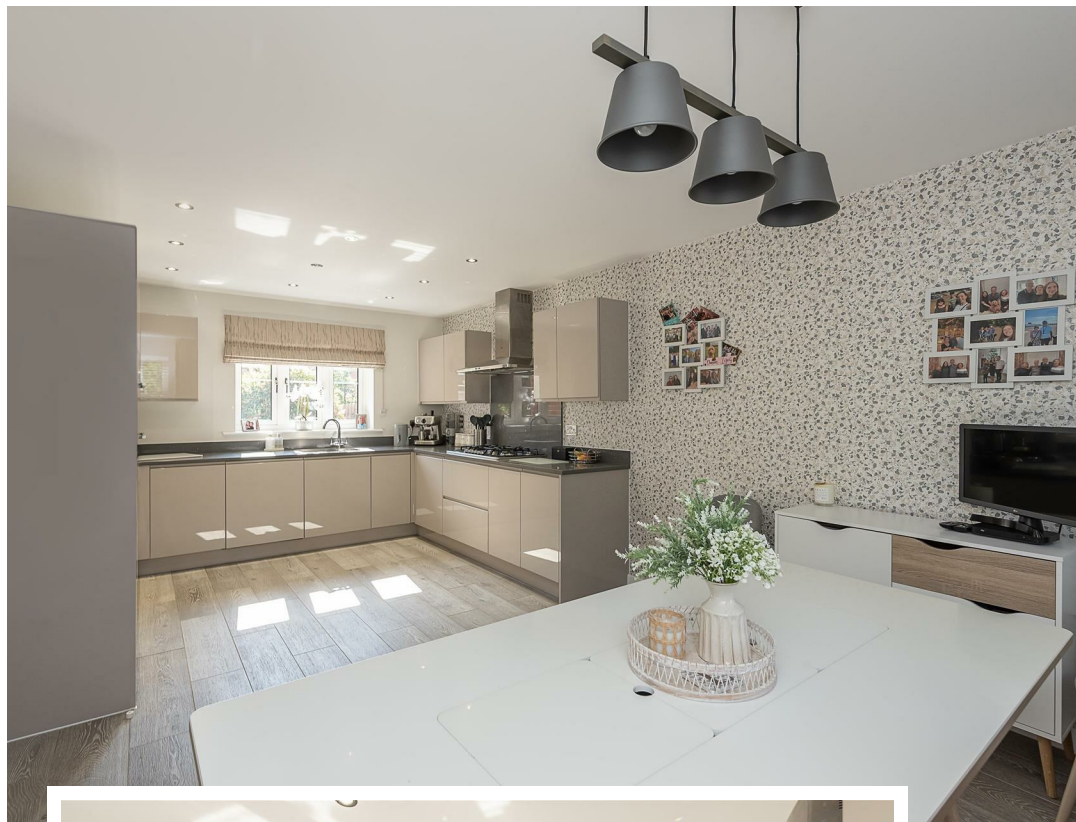
Christopher Pallet are delighted to present this exceptional ex-show home detached townhouse to the market. This beautifully maintained family home, kept in immaculate condition by its current owners, offers versatile accommodation across three floors, ideal for a growing family. The property boasts a delightful rear garden, perfect for relaxation and entertaining.

The ground floor features an inviting entrance hall, a cozy sitting room, a spacious kitchen/dining room, a cloakroom, and a convenient utility room. The first floor comprises a master bedroom with an ensuite, two additional double bedrooms, and a family bathroom. The second floor offers two more double bedrooms and another bathroom. Externally, the property includes front and rear gardens, a double garage with an additional utility room and cloakroom, and driveway parking at the front. This home is a perfect blend of comfort, style, and functionality.

- Five double bedrooms
- Beautifully presented family home
- Dual aspect sitting room
- Fully equipped kitchen
- Ensuite to master bedroom
- Three bathrooms
- Double garage
- Landscaped rear garden
- Close to local walks
- Viewing by appointment







On The Ground Floor

The front door opens to an inviting entrance hall with access to all ground floor rooms. The stairs rise to the first floor with a storage cupboard under and a cloakroom. On the left is the dual aspect sitting room and on the right is the kitchen/dining room. The kitchen has integrated appliances and a comprehensive range of units providing ample storage, the dining area over looks the front of the property and is spacious area ideal for entertaining. The utility room completes the ground floor accommodation providing a sink unit with cupboard space under, further storage, the Vaillant gas boiler and a door opening to the rear garden.

On The First Floor

On this floor there are three double bedrooms, two bathrooms and the airing cupboard with storage. The master suite reigns supreme offering a relaxing space to unwind. Also boasting a three piece ensuite shower room and a dressing area adorned with fitted wardrobes. The family bathroom presents a serene retreat, complete with a four piece white suite, built-in storage, and a window to the rear garden, inviting relaxation. The other two bedrooms on this floor are very inviting and offer versatile space.

Presented in
impeccable show
home condition
throughout



On The second Floor

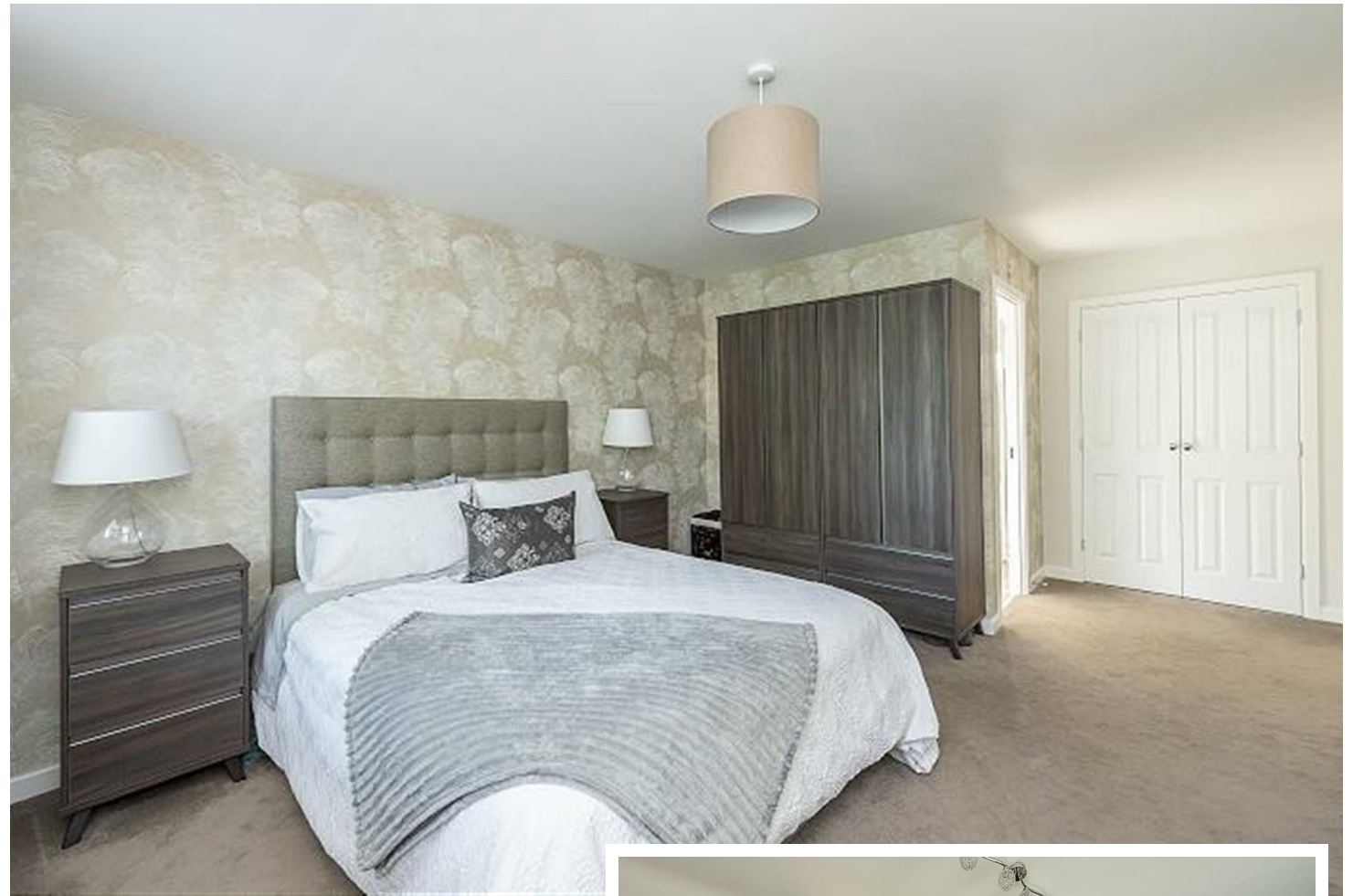
The second floor features two additional spacious double bedrooms, perfect for older children seeking privacy and independence. Each room boasts bespoke built-in wardrobes, providing essential storage solutions. Windows to both front and rear aspect to both rooms. An additional bathroom on this floor is equipped with a modern three-piece suite with a shower over the bath. Access to the loft space is available from the second-floor landing offering extra storage. This thoughtfully designed upper level provides a harmonious blend of functionality and comfort, making it an ideal retreat for family members.

Outside

The rear garden is a true oasis, meticulously landscaped to create a serene and inviting outdoor space. A paved patio offers a perfect spot for alfresco dining or lounging, seamlessly extending to a charming raised seating area where you can enjoy the garden. The level lawn is surrounded by an abundance of vibrant flowering shrubs and meticulously maintained plant borders, providing a burst of color throughout the seasons. Convenient access to the garage and gated side entrance leads to the front garden. This beautifully designed garden not only adds aesthetic value but also creates a functional and enjoyable outdoor living space for the entire family.

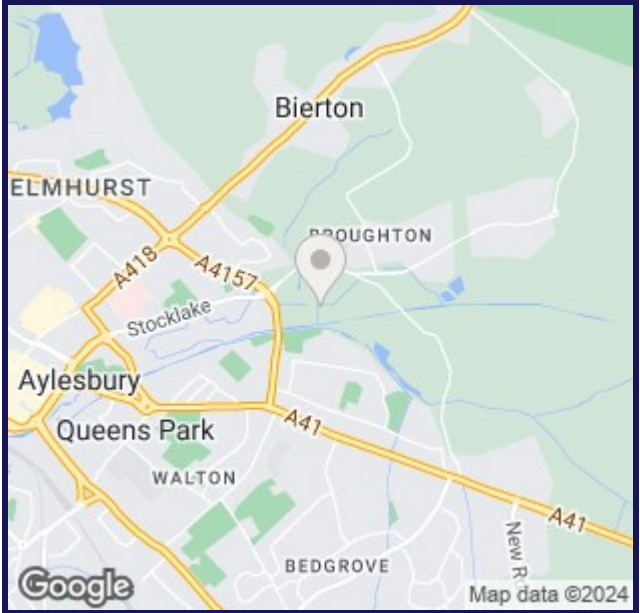
The front garden features a welcoming pathway to the front door, bordered by elegant fencing and lush flower beds that enhance curb appeal. The double garage, originally an office for the show home complex, retains its useful cloakroom and utility area, making it perfect for gardening enthusiasts. Ample storage and parking are available within the garage, and the driveway offers parking space for several vehicles. Council Tax Band F

Located on the south side of Aylesbury Turney Street is a canal side development with easy access to the town centre of Aylesbury as well as local schooling for all ages, doctors surgery and much more. For a wide range of shopping and recreational facilities are available. The property is within walking distance of local secondary schools, the town centre and mainline train station. There is also a reliable train service in to London, Marylebone with the journey on the popular Chiltern Line in just under an hour. There are strong road links with access to the M25 via the A41 dual carriageway.





For illustration purposes only - not to scale
 Approximate Area = 2046 sq ft / 190 sq m (includes garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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