



Old Rickyard Piece, Weston Turville, Bucks, HP22 5ZD



Christopher Pallet
Professional advice since 1973

**Old Rickyard Piece,
Weston Turville,
Bucks,
HP22 5ZD**

**Guide Price £425,000
Freehold**

A delightful family home located on this modern development, offering attractive accommodation and in this village location.

The property has a welcoming entrance hallway, downstairs cloakroom, kitchen/dining room, sitting room, three bedrooms, family bathroom. Additional benefits include an enclosed landscaped rear garden and driveway parking. A viewing of this property comes highly recommended.

Weston Turville is a popular, sought after village with a range of shops for day to day needs, a county combined school, a number of restaurants/public houses and parish church. A wealth of local walks through designated conservation areas including the Reservoir which is a haven for a plethora of birds and wildlife. The property is approximately 1 ½ miles from Wendover and 4 miles from Aylesbury. The closest main line railway station is at Stoke Mandeville (1 mile) with a regular service to London Marylebone (55 minutes). The A41 at Aston Clinton is close by with its good links via the Tring and Berkhamsted bypass to the M25





An attractive three bedroom family home situated in this popular modern development with landscaped gardens and a driveway



On The Ground Floor

The front door is covered by a storm porch and leads to the welcoming entrance hallway. Stairs rise to the first floor with a useful storage cupboard under, there's a door to the downstairs cloakroom, kitchen dining room and sitting room. Fitted with a range of eye and base level units with Quartz worktops over, the kitchen has integrated appliances, a window to the front and a dining area for table and chairs. The sitting room is located at the rear of the house enjoying a view of the garden with double doors leading out.

On The First Floor

The first floor landing has access to the loft space and doors leading to all first floor rooms. There are three bedrooms and a family bathroom fitted with a white three piece suite.

Outside

The landscaped rear garden has a patio seating area running adjacent to the back of the property, there are planted beds and a pathway that leads to a gated rear access and wooden garden shed. Driveway parking can be found to the left hand side of the terrace.

Directions

Leave Wendover on the A413 turn right at roundabout outside the Village Gate into Worlds End lane. At the next roundabout turn right into Main street then at the next roundabout turn left into New Road. Follow the road past Weston Turville Golf Course and take a right into Rickyard Piece. Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

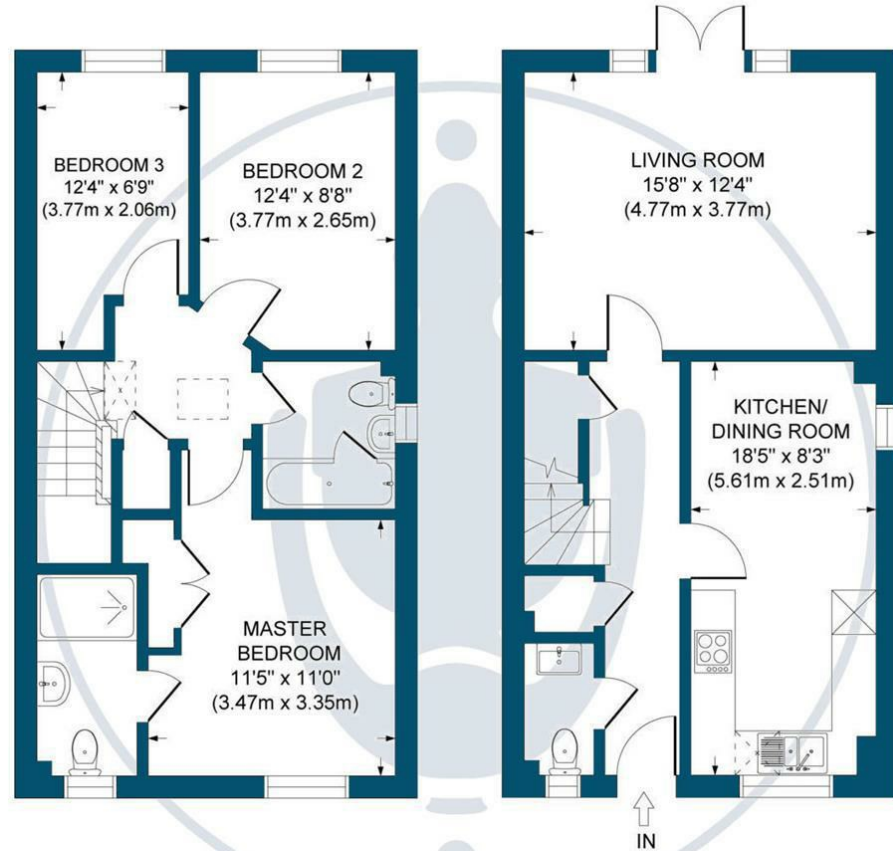
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 489 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 489 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 978 SQ FT



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