



Brook End, Weston Turville, Buckinghamshire, HP22 5RF



Christopher Pallet
Professional advice since 1973

**Brook End,
Weston Turville,
Buckinghamshire,
HP22 5RF**

**Guide Price £675,000
Freehold**

Welcome to this charming bungalow located in the sought-after village of Weston Turville. Situated in a larger than average plot, this home offers the convenience of being within walking distance to the local shopping parade. The entire property is double glazed, ensuring warmth and energy efficiency, complemented by the gas to radiator heating system. One of the highlights of this bungalow is the double garage with driveway parking, providing plenty of space for your vehicles and storage needs. The private secluded rear garden is a tranquil oasis where you can unwind and enjoy the outdoors in complete privacy. Don't miss out on this fantastic opportunity as this property comes with no upper chain.

This property boasts a large sitting room/dining room with a fireplace and overlooking the rear garden, the kitchen provides ample space and opens to a side porch with a cloakroom, access to the garage, there are three bedrooms and a family bathroom, gardens front and rear and ample parking space for the whole family.

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.





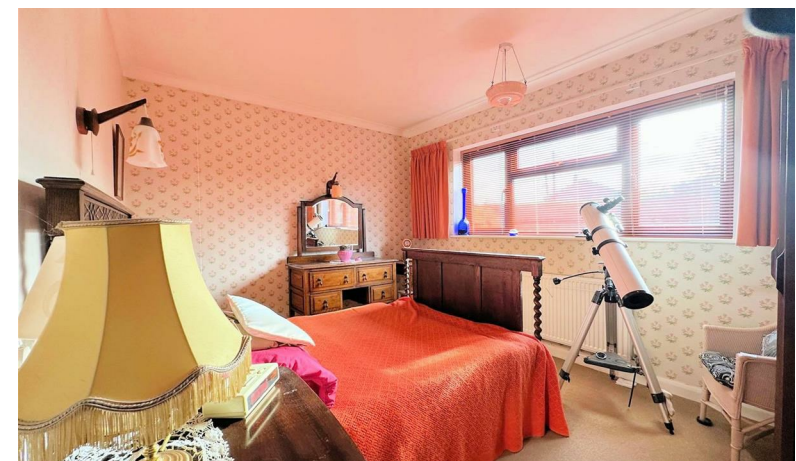
A detached bungalow situated on generous sized plot in the popular village of Weston Turville

Accommodation

The front door opens to a bright and spacious entrance hall, with doors leading to all rooms. The sitting/dining room features elegant parquet flooring, a stone-surround fireplace, and a large window overlooking the rear garden, plus a door that opens to the expansive conservatory. The kitchen offers ample storage with a range of cabinetry and space for all essential appliances. It also includes a cupboard housing the gas boiler and access to the side porch, which connects to both the cloakroom and garage. Two of the three bedrooms bedrooms are generously sized doubles, with two including built-in wardrobes. The family bathroom completes the space with a well-appointed four-piece suite, tiled walls, and a window facing the front.

Outside

This home benefits from a generous sized rear garden with an extensive patio seating area directly to the rear extending to the level lawn which an abundance of flowering plants and shrub borders. Further garden to the side with some mature fruit bearing trees, two sheds and gated side access to the front of the property. The front garden has a pathway to the front door with flower and shrub beds, laid to lawn and a wrought iron fence to the front boundary. To the side is the access to the garage with an electric door and driveway parking to the front for several vehicles.




Directions

Leave Wendover along the Aylesbury Road, turn right at the roundabout into Worlds End Lane. Right at the next roundabout into Main street, follow the road into Brook End and the property is on the left hand side.
Council Tax: Band F

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		84
(81-91) B		
(69-80) C	71	
(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	

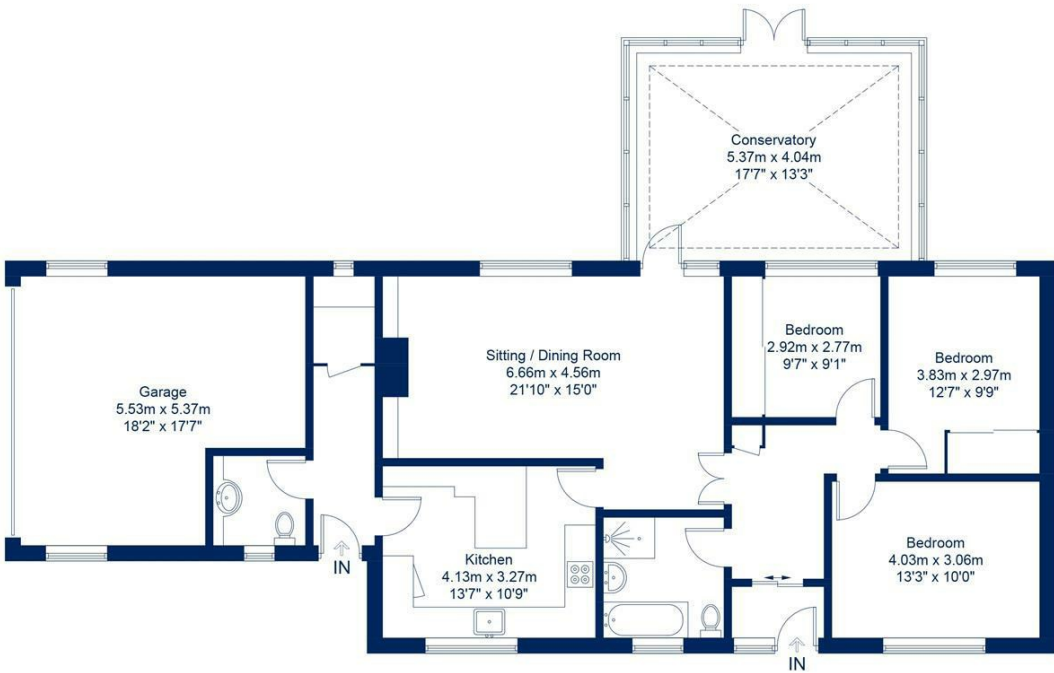
Viewing and Contact Details



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Brook End
Total Approx. Floor Area 1340 sq ft / 124.5 sq m
Garage = 273 sq ft / 25.4 sq m
Total = 1613 sq ft / 149.9 sq m



Ground Floor

All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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