



Manor Farm Close, Weston Turville, Bucks, HP22 5SD



Christopher Pallet
Professional advice since 1973

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Guide Price £700,000
Freehold

A stunning three bedroom detached bungalow located in this popular Buckinghamshire village. The bungalow has been maintained to a very high standard and is a credit to the present owners. The bungalow benefits from gas to radiator heating, double glazing and much more. Centrally located on the plot the gardens to front and rear are of a good size offering privacy and ample parking for 4/5 vehicles. As the vendors selling agent we recommend an early appointment to view.

The accommodation on offer comprises; entrance hall, sitting room, dining room, kitchen, utility room, cloakroom, master bedroom with ensuite, two further double bedrooms, bathroom, gardens front and rear, double garage.

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. It is approximately 1.5 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 and motorway network.





A detached bungalow
set in a traffic free location
in this popular village

Accommodation

Two double glazed front doors lead to the entrance hall which opens to the sitting room which over looks the rear garden and has a feature fireplace with a multi fuel burner inset.. The dining room has a window to the front and a doorway leading to the kitchen. The kitchen has a range of both eye and floor standing units providing ample storage with worktops over. There are integrated appliances, a single sink unit, windows to the front. The utility room has a single sink unit and additional storage space including the airing cupboard. The main bedroom is to the rear of the property with an ensuite shower room. There are a further two double bedrooms one to the rear and the other to the

front. The bathroom has a panel bath, low level wc and a wash hand basin with a window to the side.

Outside

The rear garden enjoys total privacy and has a block paved patio seating area which extends to the path around and central lawn bed. There are an abundance of flowering shrub and plant borders, gated side access to the drive and the double brick built garage. The front garden also benefits from an abundance of plants around a central lawn. The driveway to the side offers ample parking for numerous vehicles.

Directions

Proceed out of Wendover on the Aylesbury Road and turn right for Weston Turville, just before the next roundabout take the right turn into Manor Farm Close
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		
(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	

81

68

Viewing and Contact Details



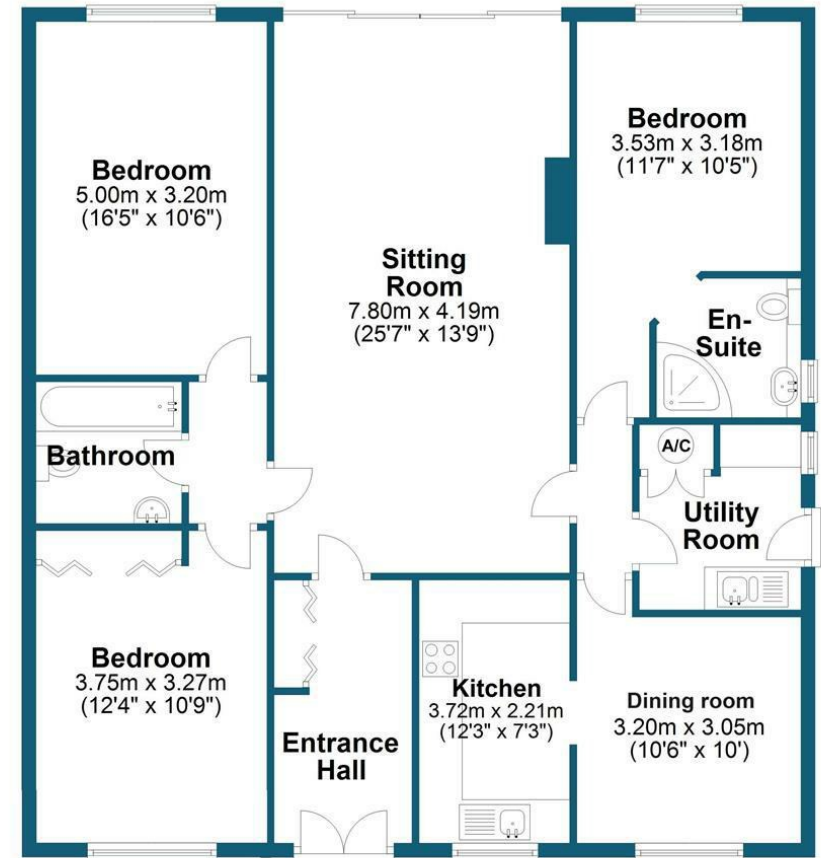
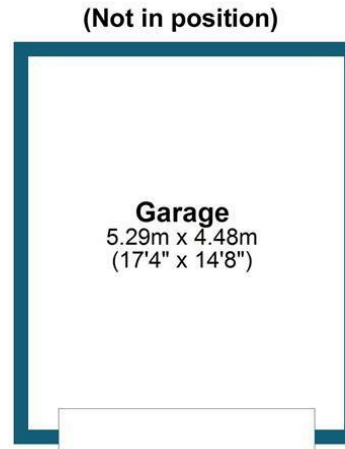
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Ground Floor

Approx. 123.6 sq. metres (1330.1 sq. feet)



Total area: approx. 123.6 sq. metres (1330.1 sq. feet)
For illustration purposes only - not to scale



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