



Walton Place, Weston Turville, Buckinghamshire, HP22 5RB

 **Christopher Pallet**
Professional advice since 1973

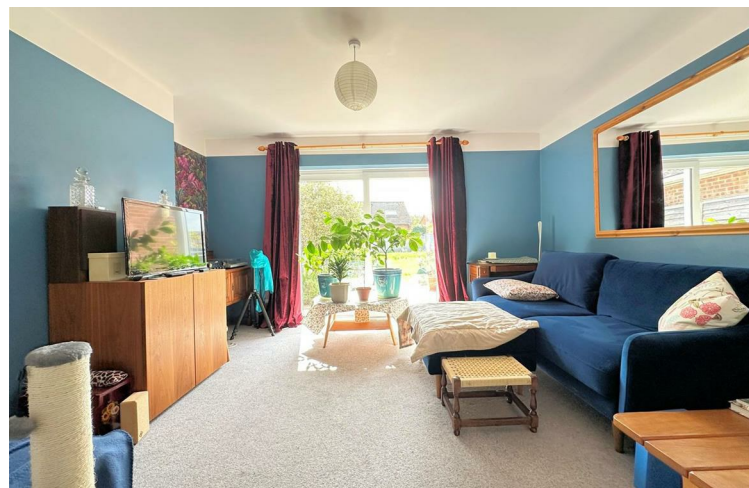
Walton Place,
Weston Turville,
Buckinghamshire,
HP22 5RB

Guide Price £475,000
Freehold

An extended three bedroom semi detached family home located in this popular Buckinghamshire village. This family home offers flexible accommodation ideal for working from home. Additionally subject to the necessary planning there is further scope to extend.

The accommodation comprises; entrance hall, sitting room, dining room, kitchen, utility/study, bathroom, three bedrooms, cloakroom, gardens and driveway parking to the front

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 bypass to the M25.





A Well Presented Three Bedroom Home In This Popular Village

On The Ground Floor

The front door opens to the hallway with doors leading to the main reception rooms and the ground floor bathroom. The sitting room has patio doors opening to the rear garden, steps up to a door with stairs rising to the first floor. The dining room has a storage cupboard, door leading to the utility/study area which houses the gas boiler, and an opening to the kitchen. The kitchen has been updated in recent years benefitting from a range of cupboards providing storage, with oak worktops and integrated appliances where fitted, window to the rear and a door leading to the garden. The ground floor bathroom has a three piece suite with a window to the side.

On The first Floor

The landing has a window to the front, access to the loft and access to all first floor rooms. There are three bedrooms all of generous sizes with built in cupboard space. There is also a cloakroom with a wash basin and low level wc.

Outside

There is a patio seating area leading to a large level lawn with flowering shrubs, raised vegetable beds, two large sheds, gated side access to the rear garden. The front garden has a post and rail fence round with a level lawn and flower beds. There is driveway parking for several vehicles.



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 and then left in to Walton Place and the property is on the left hand side.

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	

Viewing and Contact Details



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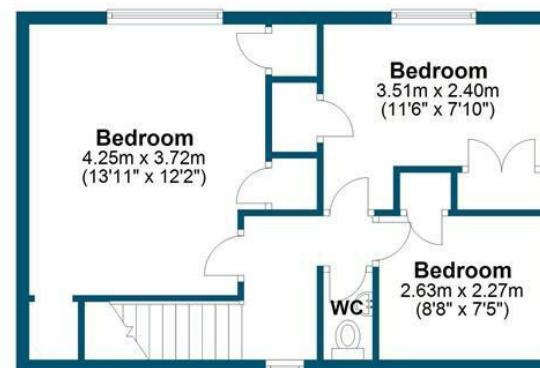
Ground Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 105.3 sq. metres (1133.4 sq. feet)
For illustration purposes only - not to scale



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