



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

 **Christopher Pallet**
Professional advice since 1973

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

**Guide Price £725,000
Freehold**

An exceptionally well presented three bedroom detached bungalow located in a quiet cul de sac in this popular Buckinghamshire village. The bungalow has been vastly improved by the current owners to their credit. The accommodation offers light and spacious interiors with the main reception room overlooking the rear garden. Viewing is recommended to fully appreciate.

The accommodation comprises; entrance hall, sitting room, dining room, kitchen, three bedrooms, two shower rooms, utility room, gardens and 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. 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 well presented detached bungalow in a quiet cul de sac in this popular village

Accommodation

The front door opens to the entrance hall with a storage cupboard to the side and door opening to the sitting room. This generous room has a feature fireplace, patio doors opening to the rear garden which provides the room floods of natural sunlight. The dining room has a window to the front and opens directly to the well equipped kitchen with in. The kitchen has a range of both eye and floor standing units providing ample storage with worktops over, a single sink unit and a window to the front. The utility room has a single sink unit and additional storage space including the airing cupboard. There are three double bedrooms and all

bedrooms have built in wardrobes. There are two shower rooms with walk-in shower cubicle, wc and wash hand basin.

Outside

The rear garden enjoys total privacy and has an extensive paved patio seating area which extends to the level lawn. 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 area of lawn with mature hedge border. The driveway to the side offers ample parking for several 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 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		
(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	

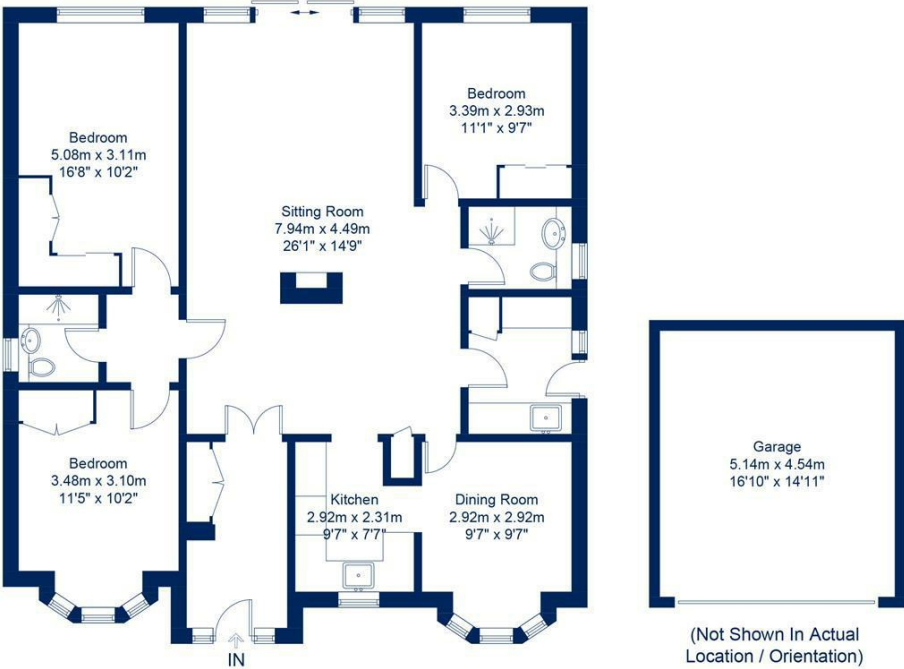
Viewing and Contact Details



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Manor Farm Close
Total Approx. Floor Area 1273 sq ft / 118.3 sq m
Garage 252 sq ft / 23.4 sq m
Total 1525 sq ft / 141.7 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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