



TURNFURLONG LANE, TURNFURLONG, AYLESBURY

£535,000
FREEHOLD

A fantastic three bedroom detached house located in the highly sought-after Turnfurlong area, within walking distance of top-rated schools and local amenities. Offered with no upper chain, this home features a garage and driveway parking, a private garden, spacious kitchen/diner, living room and a convenient cloakroom. Upstairs offers three double bedrooms and a modern bathroom suite—ideal for families or buyers seeking a prime location and comfortable living.



TURNFURLONG LANE

• DESIRABLE TURNFURLONG AREA • NO UPPER CHAIN • THREE BEDROOM DETACHED HOUSE • GARAGE AND DRIVEWAY PARKING • WALKING DISTANCE TO TOP SCHOOLS • MODERN KITCHEN WITH INTEGRATED APPLIANCES • CONTEMPORARY BATHROOM SUITE • GOOD SIZED REAR GARDEN • GROUND FLOOR CLOAKROOM • IDEAL FAMILY HOME IN A PRIME LOCATION



LOCATION

Situated approximately a mile from the town centre and directly opposite Turnfurlong Infant and Junior Schools. The estate is short walking distance to the highly regarded Aylesbury Grammar and Aylesbury High Schools. There are good transport links by road towards London, the M25 and M40 via the A41/A413 and a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations, both which are just over a mile and half away. The location is ideal for families with several parks and playgrounds nearby. There are further amenities within walking distance at nearby Jansel Square Centre which has a variety of shops, doctor's surgery and two churches.

ACCOMMODATION

Upon entering the home, you are welcomed by a bright and spacious entrance hall that leads to a generous dual-aspect living room, filled with natural light and offering ample space for furniture.

At the heart of the home is a stylish modern kitchen/diner, complete with a range of integrated appliances, contemporary cabinetry, and plenty of space for a family dining table. A cloakroom adds convenience to the ground floor.

Upstairs, the property boasts three double bedrooms, each offering comfortable accommodation and

flexibility for family life or working from home. The family bathroom suite is beautifully appointed with a separate shower cubicle, a bathtub with shower attachment, WC and wash basin.

Outside, the property enjoys a good sized rear garden with a mix of patio and lawned areas, perfect for outdoor dining, relaxation and play. The garden is bordered by mature plants and shrubs, providing both privacy and a touch of greenery.

Additional benefits include a garage and driveway parking, offering secure off-street parking and storage.

This is a rare opportunity to acquire a detached home in a sought-after location with excellent schools and amenities nearby.

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ADDITIONAL INFORMATION

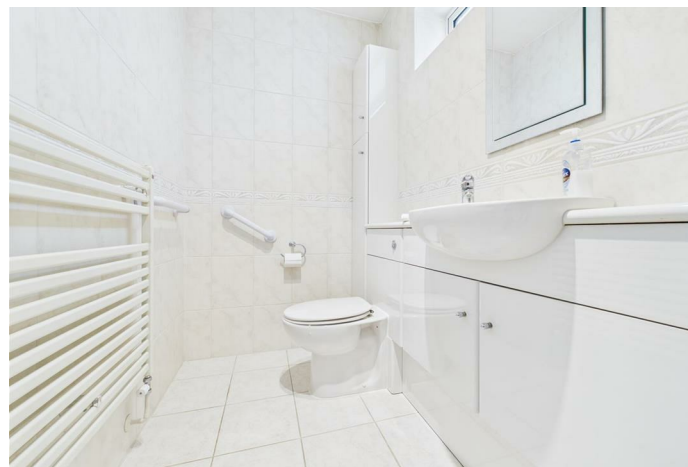
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

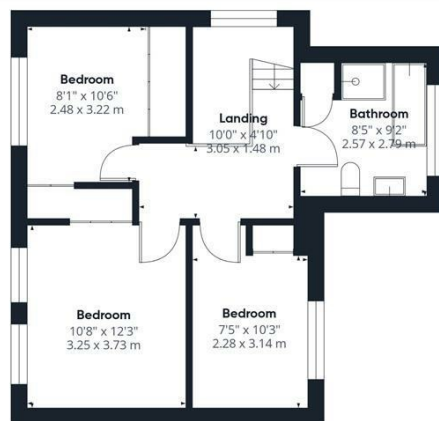
Floor Area – 1083.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area^m
1083 ft²
100.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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