



**15 Bates Lane, Weston Turville, Aylesbury, HP22 5SL**  
**Offers In Excess Of £525,000**

A two double bedroom detached bungalow in the village of Weston Turville situated on a good sized plot with multiple options to extend subject to appropriate permissions.

**space**  
estates.com

NO UPPER CHAIN! A two double bedroom detached bungalow on a good sized plot with scope to extend subject to appropriate permissions. A spacious loft with dormer windows offers further development possibilities and provides garden views. The property benefits from living/ dining room, kitchen leading to utility and conservatory overlooking the garden, two double bedrooms and a newly fitted shower room, large south west facing rear garden, garage and off street parking for multiple cars.

Situated in the popular village of Weston Turville, a historic picturesque village close to local market towns Wendover and Aylesbury both providing rail links into London Marylebone. The village offers local amenities including a primary school and village shop.

Freehold Tenure.  
Council Tax Band F.

- NO UPPER CHAIN
- TWO DOUBLE BEDROOMS
- GARAGE AND OFF STREET PARKING
- POPULAR VILLAGE LOCATION
- DETACHED BUNGALOW
- LARGE SOUTH FACING REAR GARDEN
- SCOPE TO EXTEND SUBJECT TO APPROPRIATE PERMISSIONS
- CLOSE TO LOCAL SHOPS

**Entrance hall**

**Living / dining room**

**Kitchen**

**Utility**

**Conservatory**

**Master bedroom with fitted wardrobes**

**Second double bedroom**

**Shower room**

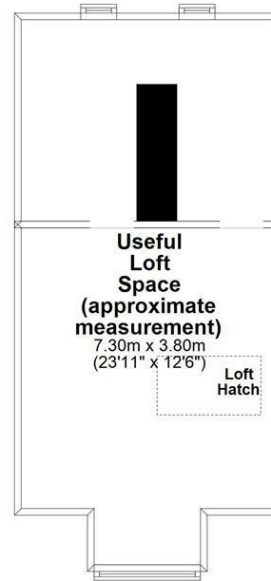
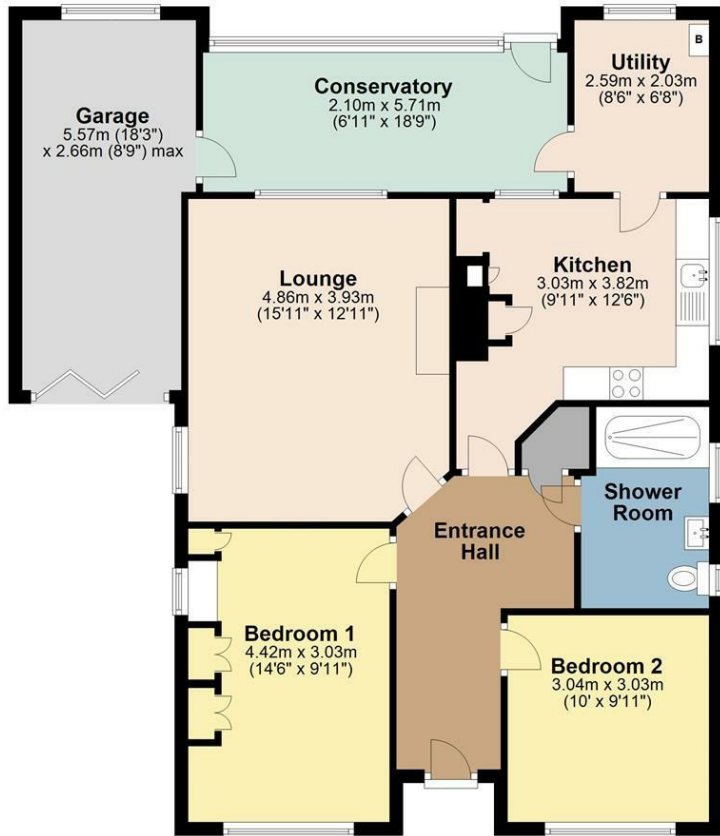
**Large loft space**

**Garage**



**Ground Floor(Sq/m excludes Loft space)**

Approx. 104.5 sq. metres (1125.1 sq. feet)



Total area: approx. 104.5 sq. metres (1125.1 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN EXCEPT BALCONY/EAVES, unless otherwise indicated. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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