



Williams
PROPERTIES
For Sale
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www.williamsproperties.com

King Edward Avenue

Turnfurlong | Aylesbury | Buckinghamshire | HP21 7JE



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Williams Properties are pleased to welcome to the market this amazing five bedroom detached house in the highly sought after area of Turnfurlong, within walking distance of top rated primary and secondary schools. The property consists of three reception rooms, downstairs cloakroom, kitchen/diner, utility, five bedrooms and three bathrooms. Outside there is a landscaped rear garden, garage & large driveway to the front. Viewing comes highly recommended on this property.

Guide price £1,050,000

Turnfurlong

Turnfurlong is a highly desirable residential area with many amenities including local shopping areas including nearby Jansel Square comprising of a mini supermarket Budgens, newsagents, dry cleaners, takeaways and a Lloyds pharmacy. Turnfurlong School is very sought after. Access to the town centre is just a short level distance which can be walked or there is also a regular bus service connecting the town and surrounding areas. The town offers a wealth of amenities including rail links to London Marylebone.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor, doors to the wc, utility, office, living room and kitchen/diner. Herringbone flooring, spotlights to ceiling, radiator and storage cupboard.

WC

Comprising a low level wc, hand wash basin, radiator and window.





- Highly Desirable Location
- Five Bedrooms
- Garage & Driveway Parking
- Landscaped Rear Garden
- Detached Family Home
- Close To Top Schools
- Three Reception Rooms
- Viewing Highly Recommended

Utility

Utility comprises a range of base and wall mounted units, worktop with inset sink bowl unit, space for washing machine, tumble dryer and American style fridge/freezer. Door to the garage.

Office

Office consists of a window to the front aspect, spotlights to ceiling, Karndean flooring, radiator and space for a range of furniture.

Living Room

Living room consists of French doors leading out to the rear garden, window to the front aspect, light fittings to ceiling, Karndean flooring, radiators and double doors to the kitchen/diner. Space for a three piece sofa set and other furniture.

Kitchen / Diner

Kitchen consists of a range of base and wall mounted units with worktops, kitchen island with inset gas hob and overhead extractor fan, inset sink bowl unit with mixer tap, integrated dishwasher and fridge freezer, all cookers in kitchen are ovens and grills. One has a microwave function and two can be used as steam ovens. French doors lead out to the rear garden, spotlights to ceiling, Karndean flooring, radiators and space for a large dining table set. Door to the family room.

Family Room

Family room consists of Karndean flooring, spotlights to ceiling, radiator and French doors to the rear garden. Space for a sofa set and other furniture.



The property is within walking distance to a range of top schools, both primary and secondary, as well as amenities at the nearby Jansel Square in Bedgrove. The property is in fantastic order throughout and ideal for a family home.



First Floor

Doors to all bedrooms and family bathroom. Access to the loft space.

Bedroom & En Suite

Bedroom consists of dual aspect windows, built in wardrobes, carpet laid to floor, radiators, light fittings to ceiling and space for a king size bed and other furniture. En suite is fully tiled and comprises a walk in shower, low level wc, hand wash basin unit and extractor fan.

Bedroom

Bedroom consists of a window to the rear aspect, wood effect flooring, light fittings to ceiling, radiator and space for a king size bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, wood effect flooring, light fittings to ceiling, radiator and space for a king size bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. Door to the Jack & Jill shower room.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. Door to the Jack & Jill shower room.

Jack & Jill Shower Room

Shower room is fully tiled and comprises a walk in shower, low level wc, hand wash basin unit, radiator and a frosted window.

Family Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit, walk in shower, bathtub with mixer tap, radiator and a frosted window.

Rear Garden

Landscaped rear garden with a paved patio leading to an expanse of lawn laid, gravelled area with built in planters, play area with children's rubber play bark. There is a large garden shed and gated access to the front.

Garage & Parking

Gravelled driveway with space for multiple vehicles. Garage with light and power supply.

Buyer Notes

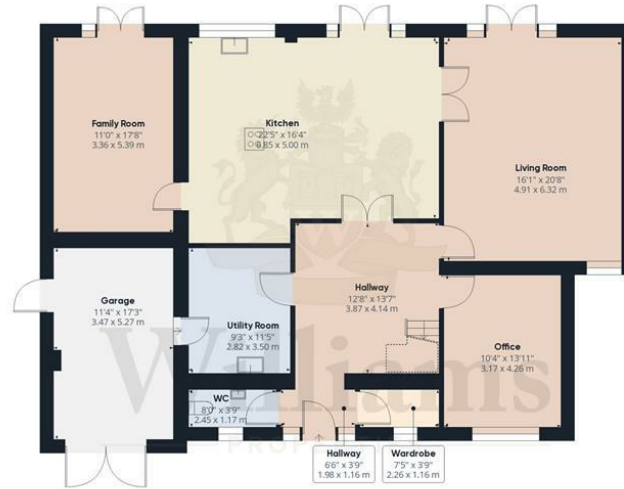
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾
 2932.39 ft²
 272.43 m²

Reduced headroom
 15.27 ft²
 1.42 m²

(1) Excluding balconies and terraces.

⌊ Reduced headroom
 (below 1.5m/4.92ft)

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

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.