



Lockheed Street

Aston Reach | Aylesbury | Buckinghamshire | HP22 3BA



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this fantastic four bedroom detached house in the new development of Aston Reach, Weston Turville, Aylesbury. The property is well presented throughout and has good commuter links via the A41 towards the M25, and Aylesbury & Tring Train Stations. Accommodation consists of an office, wc, kitchen/diner, living room, four double bedrooms, en suite and family bathroom. Outside there is an enclosed garden and driveway parking. Viewing comes highly recommended on this property.

Offers in excess of £650,000

- Aston Reach
- Four Double Bedrooms
- En Suite & Family Bathroom
- Enclosed Rear Garden
- New Development
- Fantastic Road Links
- Driveway Parking
- Well Presented Throughout

Weston Turville

Sought-after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London, Marylebone or from Tring station for London, Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers a swift connection with the M25.

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 doors to the office, wc, kitchen/diner and living room. Stairs rise to the first floor. Under stairs cupboard.

Office

Office consists of windows to the front and side aspect, wood effect flooring, radiator, light fitting to ceiling and space for a range of furniture.

WC

Comprising of base mounted units with worktop, inset sink unit, low level wc, radiator, spotlights to ceiling and a frosted window.



A well presented four bedroom detached home in the new development of Aston Reach, with an enclosed rear garden and driveway parking, located just off of the A41.



Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with Silestone worktops, inset sink unit with mixer tap, inset gas hob, splashback and overhead extractor, integrated double oven, fridge/freezer, washing machine and dishwasher. Under cabinet lighting, Amtico flooring, radiators, dual aspect windows and French doors to the rear garden. Space for dining table set and other furniture.

Living Room

Living room consists of windows to the front aspect, French doors to the rear garden, carpet laid to floor, light fittings to ceiling, radiator and space for a sofa suite and other furniture.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard.

Master Bedroom & En Suite

Bedroom consists of dual aspect windows, built in wardrobes, carpet laid to floor, radiators, light fitting to ceiling and space for a king size bed and other furniture. En suite is fully tiled and comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, radiator, spotlights to ceiling and a frosted window.

Bedroom

Bedroom consists of dual aspect windows, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiators and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of windows to the front and side aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a pedestal hand wash basin, low level wc, panelled bathtub with shower and screen, tiling to splash sensitive areas, radiator, spotlights to ceiling and a frosted window.

Garden

Fully enclosed rear garden with a paved patio leading to an area of lawn laid.

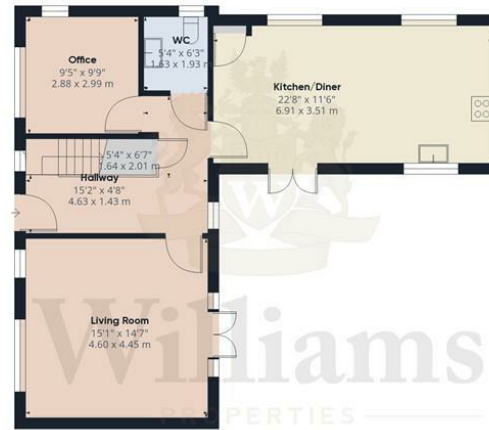
Parking

Block paved driveway with space for two vehicles.

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 plus) A		84	93	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) 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	



Floor 0



Floor 1



Approximate total area⁰¹
 1476.37 ft²
 137.16 m²

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.

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.