



6 Braden Close

Turnfurlong | Aylesbury | Buckinghamshire | HP21 7JU



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Williams Properties are delighted to welcome to the market this four bedroom semi-detached home on the Turnfurlong/Bedgrove borders in Aylesbury, Buckinghamshire. The property sits on a quiet cul de sac and consists of an entrance hall, living room, dining room, kitchen, downstairs wc, four bedrooms and bathroom. Outside there is a rear garden, garage and driveway for two vehicles. Viewing is highly recommended on this fantastic family home.

## Offers in excess of £510,000

- Sought After Location
- Four Bedroom House
- Garage & Driveway
- Walking Distance To Schools
- Set On A Quiet Cul De Sac
- Enclosed Rear Garden
- Two Reception Rooms
- Viewing Highly Recommended

### 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 D

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall with a further door to the living room.

### Living Room

Living room consists of a feature fireplace, window to the front aspect, carpet laid to floor, radiator, light pendant to ceiling, stairs rising to the first floor and a door to the dining room. 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.



**Dining Room**

Dining room consists of wood effect flooring, light pendants to ceiling, radiator, doors leading out to the rear garden and a door to the kitchen. Space for a dining table set and a range of other furniture.

**Kitchen**

Kitchen comprises a range of wall and base mounted units with worktops, inset one and half sink unit with window over, inset electric hob, splashback, overhead extractor, inset oven and grill, space for washing machine and under counter fridge. Spotlights to ceiling, tiled flooring and doors to the downstairs wc and leading out to the garden.

**Downstairs WC**

WC consists of a hand wash basin, half height tiling to walls, low level wc, tiled flooring and extractor fan.

**First Floor**

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

**Bedroom**

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Bedroom**

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

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Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.

**Bathroom**

Bathroom suite comprising of a low level wc, hand wash basin unit with storage, corner bathtub, enclosed shower cubicle, heated towel rail, tiling to splash sensitive areas and a frosted window.

**Rear Garden**

Enclosed rear garden with a paved patio, grass area with small trees, plants and shrubs, fish pond and gated access to the front.

**Garage & Driveway**

Garage with up and over door, light and power supply. Driveway parking 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A			86	(92-100) A	
(81-91) B				(81-91) B	
(69-80) C			62	(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 <sub>2</sub> emissions	
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	



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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.