



22 Turnpike End

| Aylesbury | Buckinghamshire | HP21 9LA



22 Turnpike End

| Aylesbury | Buckinghamshire | HP21 9LA

Williams Properties are pleased to welcome to the market this excellent three bedroom house in a sought after private development in Aylesbury, within walking distance of the Aylesbury Grammar Schools and Turnfurlong Junior and Infant schools. The property is in immaculate condition throughout and offers spacious accommodations as well as a garden, off-road parking and garage. Viewing is strongly advised on this immaculate property.

Offers in excess of £425,000

- Three Bedroom House
- Sought After Location
- Garage, Driveway and Allocated Parking
- Walking Distance To Grammar Schools
- Townhouse
- Private Road
- Turnfurlong School Catchment
- Close to Amenities
- Close to Amenities

Location

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Local Authority

Aylesbury Vale District Council

Services

All main services available

Council Tax

Band D

Entrance

Double glazed front door leading to the entrance hall which houses stairs to the first floor, door through to the garage and downstairs living area.



The property is located a short walk away from the amenities of the Town Centre including the main line train station with frequent trains directly into London Marylebone. There is a bus stop on the main road which passes by the neighbourhood and provides regular services into Aylesbury and the surrounding towns and villages.



Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC, wall mounted sink, double glazed window to front aspect, tiled splashbacks, and laminate flooring.

Kitchen/Lounge/Diner

The fantastic large open plan living area housing the kitchen, diner and lounge leading on to the conservatory. It has laminate flooring, double glazed window to the rear aspect, double radiator. The kitchen has wall and floor units with marble work surfaces, inset sink and drainer, fitted oven and hob with extractor over, fitted fridge freezer, space for utilities and tiled flooring.

Conservatory

The conservatory is half double glazed and half brick, has again laminate flooring and is overlooking the maintenance free rear garden, with double glazed French doors leading out into the garden.

First Floor

Carpeted stairs rising from the ground floor to the first floor landing, door to the airing cupboard, doors leading to all rooms and stairs leading to the second floor. The master bedroom has two double glazed windows to front aspect, space for wardrobes, radiator. The en-suite off of the bedroom comprises of low level WC, shower cubicle, wall mounted sink, part tiled walls, and a towel rail. The second bedroom has two double glazed windows overlooking the rear garden, radiator, fitted double wardrobes. The family bathroom is a white three piece suite comprising of low level WC, shower cubicle, wall mounted sink, panelled bath, part tiled walls, radiator.

Second Floor

Stairs rising from first floor, door leading to the third bedroom. The third bedroom is a large double bedroom with a double glazed window to the rear aspect, radiator, under eaves storage.

Garage and Parking

Up and Over door, light and power, side door leading to the hallway. There is parking in front of the garage and a further allocated space in the courtyard.

Rear Garden

A low maintenance patio and decked area enclosed with a fence.

Estate Charge

Service charge approx. £400 Approx

Buyers 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
Very energy efficient - lower running costs			
90+ plus	A	73	85
(81-89)	B		
(68-80)	C		
(55-64)	D		
(43-54)	E		
(31-36)	F		
(11-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

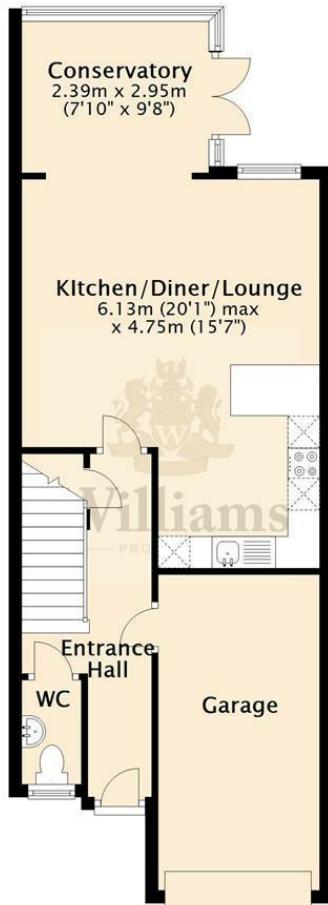
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
90+ plus	A		
(81-91)	B		
(68-80)	C		
(55-64)	D		
(43-54)	E		
(31-36)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

Williams
PROPERTIES



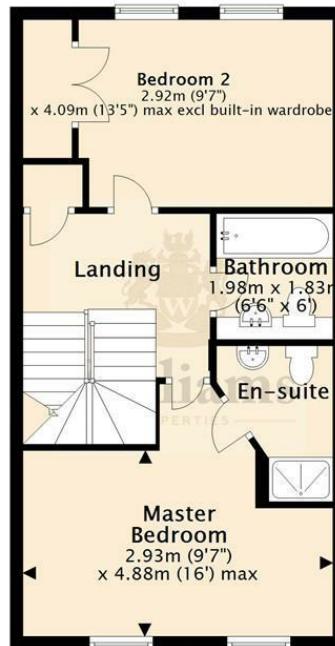
Ground Floor

Approx. 56.8 sq. metres (611.1 sq. feet)



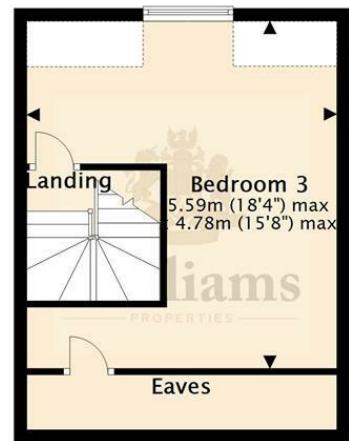
First Floor

Approx. 47.4 sq. metres (510.2 sq. feet)



Second Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



Total area: approx. 136.4 sq. metres (1467.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform prospective 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.