



1 Curtiss Lane

Aston Reach | Weston Turville | Bucks | HP22 3BB



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 a good size entrance hall, wc, kitchen/diner, utility room, living room, four double bedrooms, en suite and family bathroom. Outside there is a fantastic newly landscaped garden featuring a bar/garden snug perfect for family entertaining and a carport with a driveway parking. Viewing comes highly recommended on this property.

Offers in excess of £535,000

## 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

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, w/c, kitchen/diner and living room and herringbone flooring laid to the floor. Stairs rising to the first floor landing with Under stairs cupboard for storage.

## WC

Comprising of half height tiling to the walls and floors inset sink unit, low level w/c, wall mounted radiator and spotlighting to the ceiling





- Aston Reach
- Four Double Bedrooms
- En Suite & Family Bathroom
- Modern Landscaped Enclosed Rear Garden
- Detached Family Home
- Fantastic Road Links
- Carport And Driveway Parking
- Show Home Standard

#### Kitchen/Diner

This outstanding kitchen consists of a range of wall and base mounted units with granite worktops, inset sink unit with mixer tap, inset gas hob, splashback and overhead extractor, integrated double oven, fridge/freezer and dishwasher. Under cabinet lighting, herringbone flooring, wall mounted radiators, double aspect windows and an opening into the utility area. There is space for good size dining table set and other furniture.

#### Utility Room

Opening from the kitchen the utility consists of a range of base mounted units with a wooden worktop, integrated washing machine, a wall mounted radiator, herringbone flooring and spot lighting to the ceiling.

#### Living Room

This stylish modern living room consists of windows to the front aspect, French doors leading out to the newly landscaped rear garden, herringbone flooring, spot lighting to ceiling, a wall mounted radiator and space for a large sofa suite and other living room furniture.

#### First Floor

Stairs rising from the ground Floor with spotlighting to the ceiling and carpet laid to the floor. There are doors to all bedrooms and bathroom. Airing cupboard.





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



### Bedroom And Ensuite

This beautifully presented bedroom consists of window to the rear aspect , full width built in wardrobes, carpet laid to floor, wall mounted radiator, spot lighting to the ceiling and space for a super king size bed and other bedroom furniture. Ensuite features half height tiling to walls and tiled flooring and comprises a low level w/c, pedestal hand wash basin, enclosed shower cubicle, wall mounted radiator, spotlights to ceiling.

### Bedroom

Bedroom consists of a window to the side aspect, carpet laid to floor, spot lighting to the ceiling, wall mounted radiator and built in wardrobes. Space for a king size bed and other bedroom furniture.

### Bedroom

Bedroom currently used as an office and consists of double aspect windows, carpet laid to floor, spotlighting to the ceiling and a wall mounted radiator. Space for a double bed and other bedroom furniture.

### Bedroom

This Bedroom is currently used as a dressing room with bespoke fitted wardrobes and dressing table with amtico flooring laid to floor, spotlighting to the ceiling, wall mounted radiator and a window to the front aspect. if used as bedroom there would be space for a small double bed and other bedroom furniture.

### Family Bathroom

Family bathroom comprises a low level w/c, pedestal hand wash basin and a panelled bathtub with shower attachment and shower screen. Tiling to splash sensitive areas, wall mounted radiator, tiled flooring and a frosted window to the front aspect.

### Garden

Newly Landscaped enclosed rear garden with a large paved patio area with space for a large dining set and artificial grass laid to the remainder, power and lighting, stylish modern water feature with built in planters and a further small patio area to the rear of the garden perfect area for your bbq.

### Garden Snug

Perfect Area for family entertaining or relaxing watching the game. The garden snug is a wooden construction with power and lighting with its own fuse board and features a bar with an area for a range of bar stools and then a further area for a large sofa suite, wall mounted tv and one side of curtains allowing that open plan feel to the garden or alternatively allowing complete privacy.

### Carport and Driveway

Off road parking for two vehicles in front of the garage.

### 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.

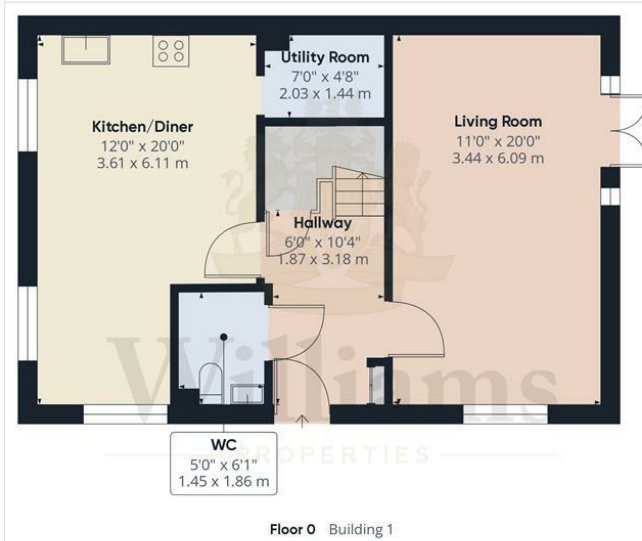
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		94	(B2 plus) A		
(81-91) B		85	(B1-B1) B		
(69-80) C			(B1-B1) C		
(55-68) D			(B1-B1) D		
(43-54) E			(B1-B1) E		
(31-42) F			(B1-B1) F		
(1-30) G			(B1-B1) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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**Approximate total area<sup>(1)</sup>**  
1347 ft<sup>2</sup>  
125.14 m<sup>2</sup>

(1) 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.