



218a Wendover Road

Weston Turville | Aylesbury | Buckinghamshire | HP22
5TG



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Williams Properties are delighted to welcome to the market this five bedroom detached chalet bungalow, located on the edge of Weston Turville. Set just a short walk from the Stoke Mandeville Station this property consists of a living room, kitchen, dining room, four double bedrooms and a single bedroom, two bathrooms and an integral garage. Outside offers a superb enclosed rear garden and driveway parking for multiple vehicles. Viewing comes highly recommended on this spacious home.

£695,000

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

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this L-shaped entrance hallway featuring tiled flooring, spotlights, wall and ceiling fitted lights, two vertical wall mounted radiators, stairs rising to the first floor and doors to three bedrooms, the downstairs bathroom, dining room and living room.





- Detached Property
- Generously Sized Garden
- Integral Garage & Gated Driveway
- Weston Turville
- Five Bedrooms
- Chalet Bungalow
- Two Reception Rooms
- Viewings Highly Recommended

Master Bedroom

The master bedroom is comprised of a window to the front aspect, a wall mounted radiator, tiled flooring, a chandelier to the ceiling and space for a king sized bed and other bedroom furniture.

Bedroom

Bedroom five is comprised of tiled flooring, a window to the side aspect, a wall mounted radiator, door to an inset wardrobe, a chandelier light to the ceiling and space for a single bed and other bedroom furniture.

Living Room

This living room is composed of a large window to the front aspect, a wall mounted radiator, a feature fireplace, tiled flooring, a chandelier light to the ceiling and ample space for typical lounge furniture.

Bathroom

This downstairs bathroom is fully tiled and features a frosted window, spotlights to the ceiling, a heated towel rail, hand wash basin with a mixer tap, a panelled bathtub with an overhead shower, screen and mixer tap, a low level w/c and a bidet.

Bedroom

Bedroom two is currently being utilized as a dining room and features carpeted flooring, a wall mounted radiator, a chandelier light and spotlight to the ceiling, sliding patio doors to the enclosed rear garden and space for a double bed and other bedroom furniture.



The property is ideally located close to the Stoke Mandeville train station, which provides mainline services directly into London, Marylebone in under one hour. The M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.



Dining Room

This dining room features windows to the rear aspect, two wall mounted radiators, spotlights to the ceiling, tiled flooring, a door to the kitchen and space for a dining table and other dining room furniture.

Kitchen

This kitchen is comprised of studio spotlights to the ceiling, a door to the enclosed rear garden and a door to the integral garage, windows to the front and side aspect, tiled flooring and a range of wall and base mounted units including an inset double oven, sink with a mixer tap and a draining board, dishwasher, fridge/freezer, gas stove and an extractor.

First Floor Landing

This first floor landing is composed of carpeted flooring, a spotlight to the ceiling, a skylight window and doors to two bedrooms and the upstairs bathroom.

Bedroom

Bedroom four is comprised of carpeted flooring, a wall mounted radiator, skylight window, spotlights to the ceiling, sliding doors to a walk in wardrobe and space for a double bed and other bedroom furniture.

Bathroom

This bathroom is comprised of laminate flooring, fully tiled walls, a low level w/c, an enclosed shower unit, and a hand wash basin with hot and cold taps.

Bedroom

Bedroom three is comprised of carpeted flooring, spotlights to the ceiling, a skylight window, wall mounted radiator and space for a king sized bed and other bedroom furniture.

Garden

This enclosed rear garden features a large patio area with ample space for garden room furniture, trees and shrubbery throughout, two further patio seating areas and grass lawn laid to the remainder.

Garage & Parking

There is an integral single garage with an up and over door, lighting to the ceiling, tiled flooring, a window to the side aspect and a door to the kitchen. Outside there is gated driveway parking for multiple vehicles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(101-111) A			
(91-100) B			
(81-90) C			
(71-80) D			
(61-70) E			
(51-60) F			
(41-50) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Williams



Floor 0



Floor 1



Approximate total area^m

1517 ft²

141.1 m²

Reduced headroom

87 ft²

8.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.