



8 Almond Tree Drive

Weston Turville | Aylesbury || HP22 5WU



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Williams Properties are pleased to welcome to the market this fantastic three bedroom family home in a sought-after Southside private development The canal side. The property is in excellent order throughout and briefly comprises of an entrance hall, WC, good size dining room, modern kitchen, living room and a further reception room, master bedroom with en suite, three further three bedrooms, family bathroom, enclosed rear garden, carport and garage. Viewing is highly recommended on this ideal family home.

Offers in excess of £425,000

Hampden Hall

This property is located almost midway between the village of Weston Turville and the county town of Aylesbury. This quiet neighbourhood is family orientated and offers a large green and recreation ground, and is within walking distance to amenities and schooling at Bedgrove. In the other direction, Stoke Mandeville Station is easily accessible on foot or by road which provides regular services into London Marylebone with a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band D

Estate Charge

£440 per annum

Local Authority

Buckinghamshire Council

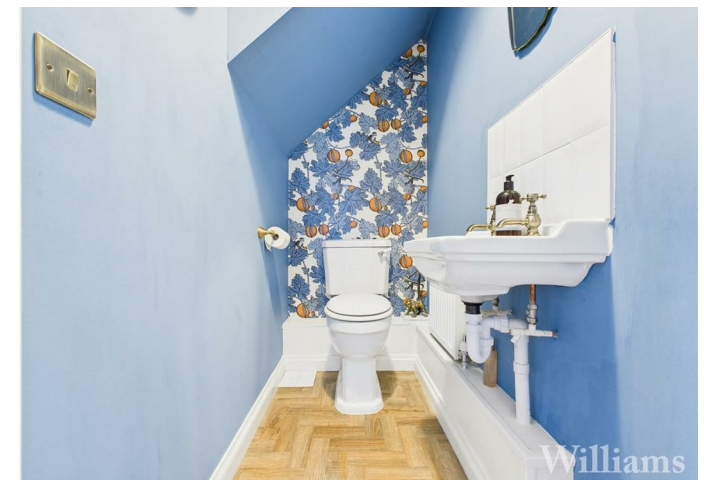
Services

All main services available

Entrance Hallway

A bright and spacious entrance consisting of wood effect flooring, a pendent light to the ceiling, stairs rising to the first floor, doors to the WC, kitchen, office and lounge/diner.





- Three Bedroom Semi Detached
- Downstairs WC
- Garage & Driveway
- Modern Condition Throughout
- Grammar School Catchments
- Downstairs Home Office
- Corner Plot
- Lounge/Diner
- Great Transport Routes
- Walking Distance To All Amenties

WC

The downstairs cloakroom comprises of tiles wood effect flooring with a wall mounted radiator panel, a fitted light to the ceiling, pedestal hand wash basin with tiled splash back, low level WC.

Kitchen

The kitchen comprises of tiled flooring with pendent lights to the ceiling, a range of base and wall mounted units, integrated oven with gas hob and extractor fan overhead, ceramic sink with draining board and mixer tap, space for a fridge/freezer, washing machine and dishwasher, one wall mounted radiator panel, window to the rear aspect and a door leading out to the rear garden.

Living Room/ Diner

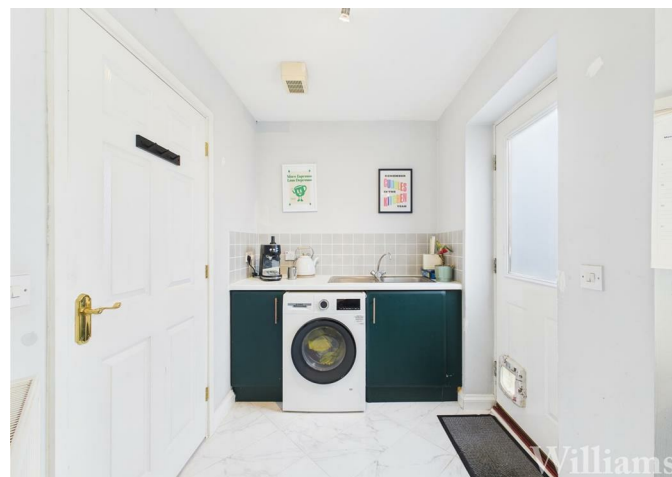
The living room comprises of carpet laid to the floor with two pendant light fittings to the ceiling, two wall mounted radiator panels, bay window to the front aspect and space for a dining set and a range of other furniture.

Office

The sunroom comprises of carpet laid to floor, a fitted light to the ceiling, one wall mounted radiator panel, window to the front aspect, space for a desk and a range of other furniture.

Family Bathroom

The family bathroom comprises of laminate flooring, a white panelled bathtub with shower attachment, wall mounted hand wash basin, spotlights to the ceiling, low level WC and a frosted window to the front aspect.



Located less than a mile from Stoke Mandeville railway station, this beautifully kept flat can be found within easy reach of all amenities in the village, including shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in in the village centre and has a journey time of approx. 50 minutes.

Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.



Bedroom & Ensuite

The master bedroom comprises of carpet laid to the floor with a pendant light fitting to the ceiling, one wall mounted radiator panel, window to the rear aspect, space for a double bed, bedside tables and other furniture.

The en suite comprises of laminate flooring, a shower stall with glass door and overhead rainfall shower, tiles to splash sensitive areas, wall mounted hand wash basin with mixer tap, low level WC and a frosted window to the rear aspect.

Bedroom

Bedroom three comprises of carpet laid to the floor with a pendant light fitting to the ceiling, one wall mounted radiator panel, window to the rear aspect and space for a small double bed, wardrobe and other furniture.

Bedroom

Bedroom three comprises of carpet laid to the floor with a pendant light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the front aspect and space for a single bed, wardrobe and other furniture.

Bedroom

Bedroom three comprises of carpet laid to the floor with a pendant light fitting to the ceiling, one wall mounted radiator panel, window to the side aspect and space for a single bed, wardrobe and other furniture.

Rear Garden

The rear garden is fully enclosed and comprises of a patio area leading from the kitchen and reception room with grass lawn laid to the remainder. Access into the garage.

Garage & Driveway

A single garage allowing for secure parking for one vehicle and storage space. Allocated parking for one car.

Buyers Notes

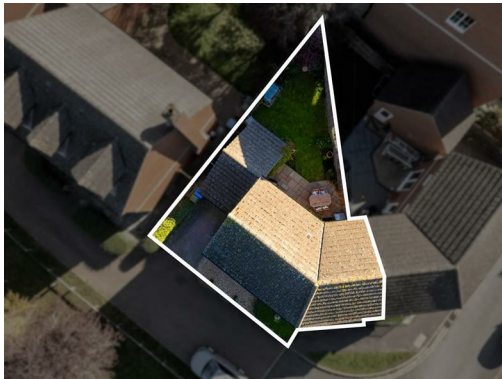
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

There is an estate charge does apply to this property £440 per annum

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area^m

1019 ft²

94.8 m²

Reduced headroom

12 ft²

1.1 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.

GIRAFFE360



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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.