



Turnpike End

| Aylesbury || HP21 9LA



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NO CHAIN* *Viewings Available from the 13th of December 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 an integral garage. Viewing is strongly advised on this immaculate property.

£440,000

Aylesbury Town

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.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Estate Charge

£500 Per Annum Approx.

Garage

The integral garage features a electric powered up-and-over door, a fitted light to the ceiling, door to the lounge/diner and space for one car.

Entrance Hallway

Enter through the front door into the entrance hallway, comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator, stairs rising to the first floor and doors to the downstairs cloakroom, kitchen and lounge/diner.





- NO CHAIN
- Garage & Driveway
- Town Centre Location
- Walking Distance To Grammar Schools
- Spacious Living Space
- Three King Sized Bedrooms
- Open Plan Lounge / Diner
- Private Road
- Turnfurlong School Catchment
- Viewings Highly Recommended

Cloakroom

The downstairs cloakroom is comprised of wood effect flooring, a pendant light to the ceiling, frosted window to the front aspect, a wall mounted radiator, sink with hot and cold taps and a low level w/c.

Kitchen

The kitchen is comprised of tiled flooring, a window to the front aspect, spotlights to the ceiling, tiling to splash sensitive areas, a wall mounted radiator and a range of wall and base mounted units including integrated units such as a fridge/freezer, dishwasher, basin with a mixer tap, oven, gas stove and extractor overhead.

Lounge / Diner

The lounge/diner features wood effect flooring, windows to the rear aspect, two wall mounted radiators, a feature fireplace, fitted lights to the ceiling, a door to the garage, entrance hall and French doors to the enclosed rear garden. Ample space for a range of living and dining room furniture.

First Floor Landing

The first floor landing is comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator, stairs rising to the second floor and down to the ground and doors to the airing cupboard, two bedrooms and the family bathroom.

Bedroom Three

The third bedroom is comprised of carpet underfoot, two windows to the front aspect, a wall mounted radiator, integrated wardrobes, pendant light to the ceiling and space for a double bed and other bedroom furniture.



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.



Bathroom

The family bathroom is composed of wood effect flooring, a frosted window, spotlights to the ceiling, a hand wash basin with a mixer tap integrated into a wall-to-wall vanity unit, low level w/c, wall mounted radiator and a panelled bathtub with a mixer tap and showerhead attachment.

Bedroom Two & En Suite

The second bedroom is comprised of carpet underfoot, a window to the front aspect, a wall mounted radiator, pendant light to the ceiling, door to the en suite, integrated wardrobes and space for a king sized bed and other bedroom furniture.

The en suite shower room is comprised of wood effect flooring, a frosted window, wall mounted radiator, spotlights to the ceiling, hand wash basin with a mixer tap integrated into a wall-to-wall vanity unit, low level w/c and an enclosed shower unit.

Master Bedroom

Enter from the second floor landing into the L-shaped master bedroom, featuring a dormer window to the rear aspect, carpeted flooring, two pendant lights to the ceiling, integrated wardrobes, a wall mounted radiator and space for a king sized bed and other bedroom furniture.

Garden

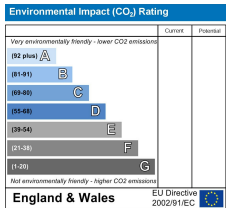
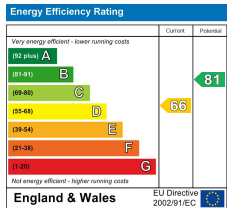
The enclosed rear garden is comprised of a patio area connecting the side access to the rear of the property, a wooden decking area with space for garden furniture and grass lawn laid to the remainder.

Parking

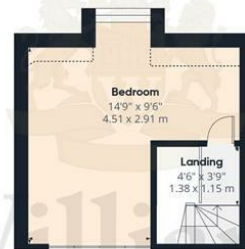
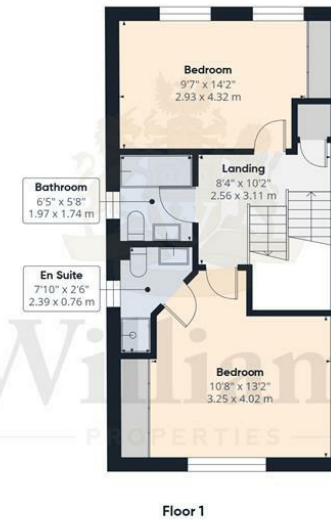
In addition to the single garage there is driveway parking to the front of the property for two further vehicles.

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.







Approximate total area^m

1379 ft²
128.1 m²

Reduced headroom

15 ft²
1.4 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.