



**PORTFOLIO**  
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**brown & merry**

Brookside, Weston Turville, Buckinghamshire HP22 5YN



# 26 Brookside, Weston Turville, Buckinghamshire HP22 5YN

*A bright and spacious, recently refurbished, four bedroom detached family home in the heart of Weston Turville.*



## Reception Hall

The front door opens to a good sized reception hall, stairs to the first floor and doors to the main reception room.

## Living / Dining

The contemporary open plan layout offers a light, spacious and versatile area for living, dining and entertaining. The recently refurbished kitchen is the heart of the room and has been fitted with an excellent range of units and integral appliances. Picture window and bi fold doors to the garden flood this wonderful space with natural light. Tiled floor throughout.

## Utility Room

Space and plumbing for washing machine, storage cupboard, doors to integral garage, the cloakroom and outside.

## Cloakroom

Recently refitted with a wc and basin.

## Landing

Doors to all bedrooms and family bathroom, storage cupboard.



## Master bedroom

A generous double bedroom with built in wardrobes, door to en suite shower room, window to the rear with attractive views beyond.

## En suite

A white suite with shower cubicle, wc and wash basin, fully tiled walls and floor, window to the rear aspect.

## Bedroom Two

Window to front aspect, built in wardrobe.

## Bedroom Three

Window to rear aspect, built in wardrobes.

## Bedroom Four

Window to front aspect.

## Family bathroom

Recently re-fitted with a white suite comprising of a bath with shower over, wc and wash basin, fully tiled walls and floor, window to front aspect.





## Outside

To the front of the property is an area of lawn and a paved driveway leading to the garage with up and over door, power and light and personal door to the utility room. Gated access to the rear garden.

The rear garden has been paved for convenience and is fully enclosed with paneled fencing and enjoys a degree of seclusion.

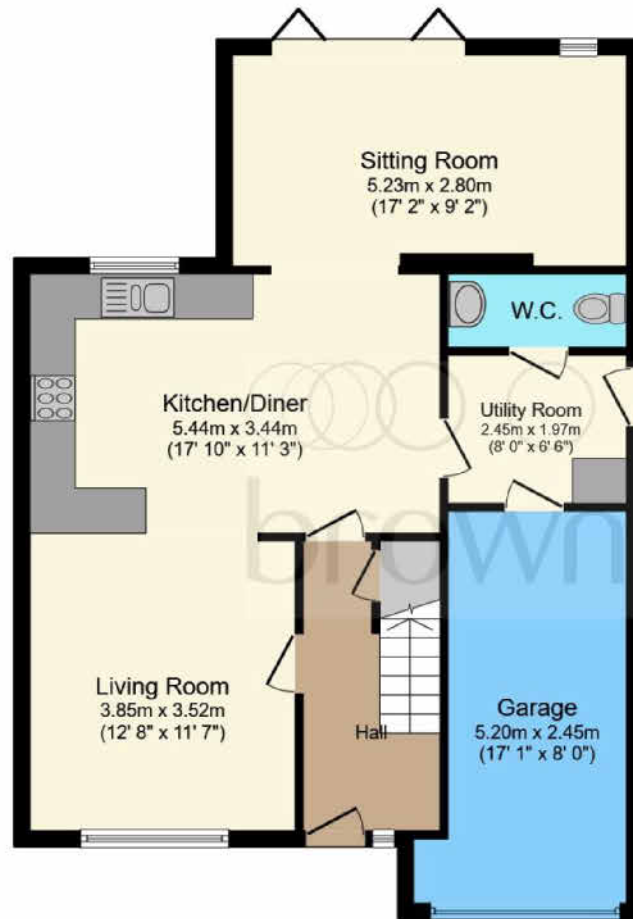
## Location

Well located in the heart of Weston Turville village which is situated almost midway between Wendover and the county town of Aylesbury. The village offers a number of local shops, which cater for most day-to-day needs and are all within walking distance. There is also a local primary school, three public houses, a rugby club, popular golf club and 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 to 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 (Junction 20) and M1.

## Education

Buckinghamshire has been renowned for its schooling for many years, Weston Turville has a popular primary school, in addition Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.





**Ground Floor**



**First Floor**

Total floor area 136.6 m<sup>2</sup> (1,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# welcome to

## Brookside, Weston Turville, Buckinghamshire HP22 5YN

A superb detached four bedroom, two bathroom family home, offering light and spacious accommodation over two floors, the open plan contemporary living, dining space is perfect for a growing family. In addition there is an integral garage, driveway parking and a secluded rear garden, conveniently located in the heart of Weston Turville on a popular cul de sac. Offered with no onward chain, viewing is essential.

Offers in Excess Of

**£650,000**

- No Onward Chain
- Four bedrooms
- Open plan living / dining.
- Garage and parking

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

**01296 624444**

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)

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