



42 Bates Lane, Weston Turville
Buckinghamshire, HP22 5SN

TIM RUSS
& COMPANY



Bates Lane
Weston Turville
HP22 5SN

A detached chalet three/four-bedroom bungalow which has been extended to the rear. Offered with no onward chain.

£465,000



The Property

Offered to the market for the first time since built in 1956 is this detached chalet bungalow. The home was also extended across the rear around 1970 offering a very flexible accommodation layout. The property has been maintained throughout the years with the inclusion of a new boiler in 2016, double glazing and a conservatory added approximately six years ago, however a degree of internal updating will no doubt be needed from the new owners. From the central hallway doors lead off to the sitting room which has a wood burning stove, two of the bedrooms and a shower room which was updated in 2017. Off the hallway a door leads into the kitchen/breakfast room with an exposed brick arch to the additional reception room/dining room. Leading of this room is a further bedroom/home office, a door to the conservatory, and a further cloakroom. Stairs lead off the kitchen to the 1st floor double bedroom which offers the added benefit of a second bathroom.

Outside

The easterly facing rear garden is full of a variety of flower beds and borders and a number of small trees. A path leads to the bottom of the garden where there is a rockery and fishpond. There are various timber garden sheds and green house which will be

included in the sale. The **garage** has also been extended and measures nearly **31ft** in length making the ideal workshop or could be converted into a home office or similar. There is a further store attached to the garage, the garage does have power and light and swing doors to the front. Gated side access to the front garden. The frontage is mainly laid to lawn again with various flower and shrub beds. A loose stone driveway provides off street parking.

Location

Weston Turville is an attractive village conveniently located between Aylesbury & Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. The neighbouring village of Wendover has a railway station which is on the Chiltern Line providing access to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market Health Centre, Dentists, Library. The renowned Grammar School & High Schools are in Aylesbury

along with the Sir Henry Floyd co-ed Grammar School.

Post code for SatNav: HP22 5SN

Viewings

Strictly by appointment only.

Mortgage

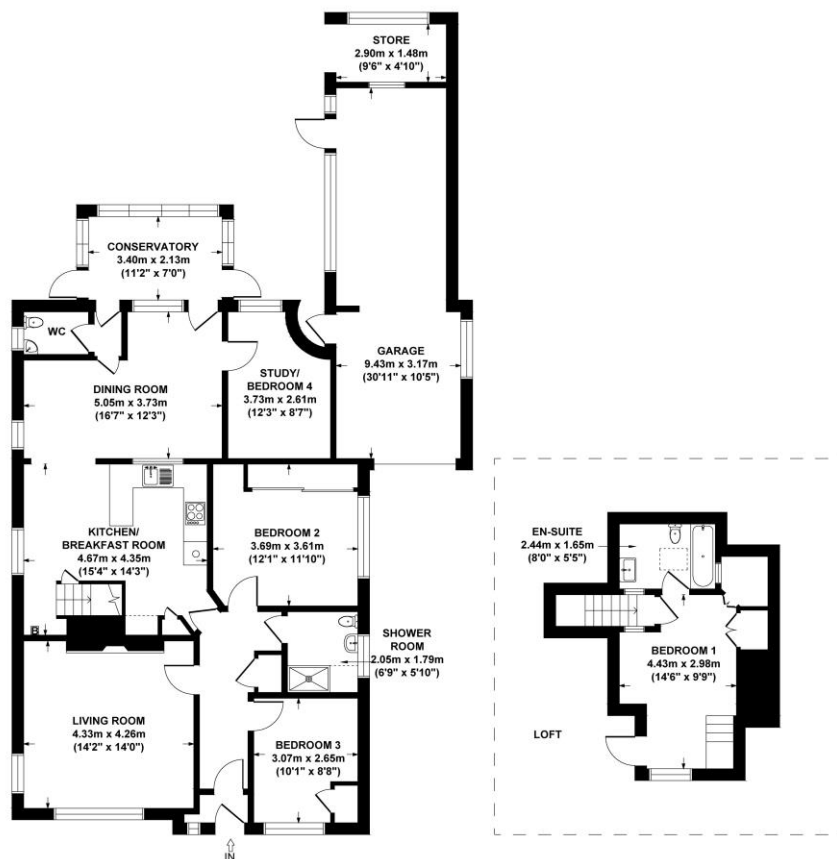
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

Awaiting Grant of Probate

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	61	
(45-54)	E		
(35-44)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 113 SQ M / 1223 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 32 SQ M / 348 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 21 SQ M / 230 SQ FT

BATES LANE, WESTON TURVILLE, HP22 5SN
APPROX. GROSS INTERNAL FLOOR AREA 166 SQ M / 1801 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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