



Elm Close, Weston Turville,
Buckinghamshire, HP22 5SS

TIM RUSS
& COMPANY



Elm Close Weston Turville HP22 5SS

A beautifully presented detached family home situated on a quiet close in the centre of the village, with the benefit of a detached double garage.

£825,000 Freehold



The Property

This beautifully presented family home has been well maintained by the current owners and offers flexible accommodation comprising: spacious entrance hall, cloakroom, double aspect dining room, double aspect sitting room with an attractive fireplace and French doors leading out to the garden, study with double doors to the garden, kitchen / breakfast room fitted with a range of eye level and base units with space for a range oven, fridge freezer and dishwasher. Off the kitchen is the utility room which has a door to the side. Also to the ground floor is a guest suite comprising of a double bedroom with a well fitted bathroom which has the benefit of a separate shower in addition to the bath. On the first floor is a spacious landing which leads to the master suite which comprises of a double bedroom with dressing area and an en-suite shower room. There are two further bedrooms and a family bathroom.

Outside

To the front of the property is a good sized driveway with a path leading to the front door and a gated access to the side and rear of the property. Both the front and rear gardens are laid to lawn with borders stocked with mature shrubs and trees. There is a good sized patio area abutting the property and a

pergola to the rear. A further area of garden is located behind the garage which is currently being used as a vegetable garden.

Double Garage 18'1 x 17'1

Two up and over doors, personal door to the side, light and power. Stairs leading to a good storage area.

Additional Information

Council Tax Band: G / EPC Rating: C

Location

Weston Turville is an attractive village conveniently located between Aylesbury and 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, a village hall and a lovely park with a basketball court, tennis courts and a skate park. There are many opportunities for recreation close by including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London is via the A413 and M40 or the A41 and M1 and the neighbouring village of Wendover has a railway station which is on the Chilterns Railway Line providing access to Marylebone in 45-50 minutes. It

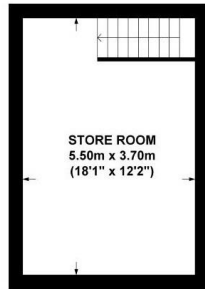
also offers good day to day shopping facilities and has a regular weekly market on Thursdays, health centre, dentists and library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

Directions

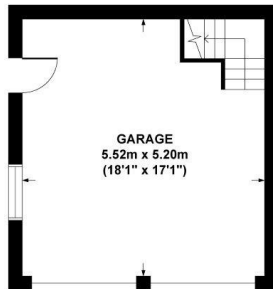
Proceed down the High Street to the mini roundabout and bear left along the Aylesbury Road. Follow this road out of Wendover, turning right towards Weston Turville. Proceed down Worlds End Lane, take the first turning on the right into Church Lane, then second left into School Lane and then first right into Elm Close where the property will be found on the right hand side towards the end of the close.



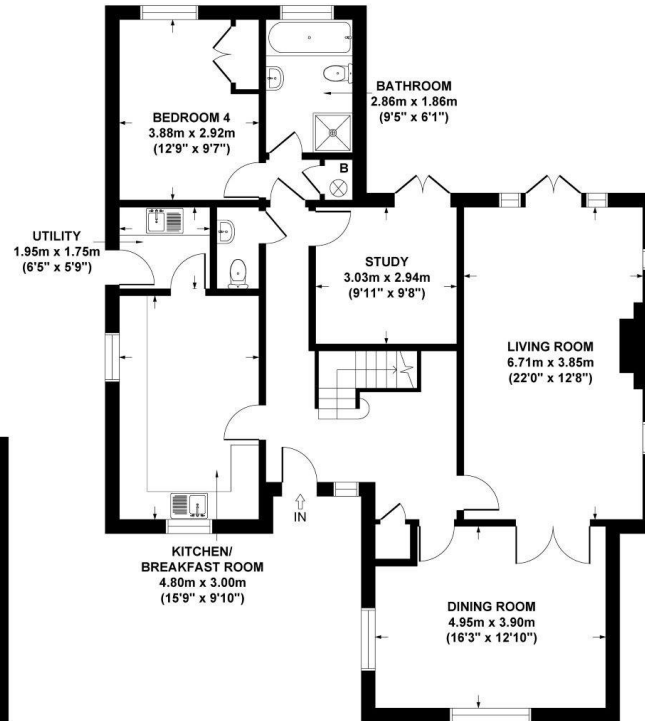
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



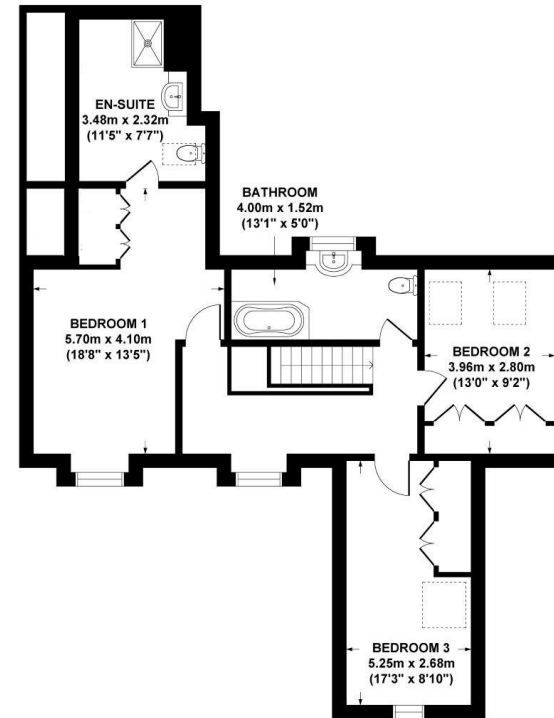
GARAGE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 20 SQ M / 220 SQ FT



GARAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ M / 309 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 114 SQ M / 1224 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 74 SQ M / 796 SQ FT

ELM CLOSE, WESTON TURVILLE, HP22 5SS
APPROX. GROSS INTERNAL FLOOR AREA 237 SQ M / 2549 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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