



Bates Lane, Weston Turville,
Buckinghamshire, HP22 5SN

TIM RUSS
& COMPANY



52 Bates Lane
Weston Turville
Bucks, HP22 5SN

A well maintained three bedroom semi-detached chalet style property with a large driveway, detached garage, and secluded rear garden. * No Chain *

£535,000 Freehold



The Property

Delightful semi-detached chalet bungalow offering well-proportioned and versatile accommodation in a central location within the popular village of Weston Turville. The accommodation to the ground floor comprises: entrance hall, double aspect sitting room with open fireplace, dining room with double doors leading out to the garden, kitchen/breakfast room with integrated oven, hob and extractor, two double bedrooms, a shower room and a family bathroom. To the first floor there is a third double bedroom.

Garage 16'3 x 11'

Up and over door, light and power.

Outside

To the front of the property there is a large gated shingled driveway which provides off street parking for several vehicles in addition to the garage, with well stocked herbaceous borders. There is a gated side access which leads to the secluded rear garden where there is a concrete base laid in readiness for a conservatory, an area of lawn with mature shrub borders, a further paved seating area, a pond and a garden shed to the rear.

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.

Directions

Proceed down Wendover High Street to the roundabout and bear left along the Aylesbury Road. Follow this road for just over a mile and turn right at the mini roundabout into Worlds End Lane. At the crossroads turn right into Main Street, turn right into Bates Lane and the property can be found on the left hand side.

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.

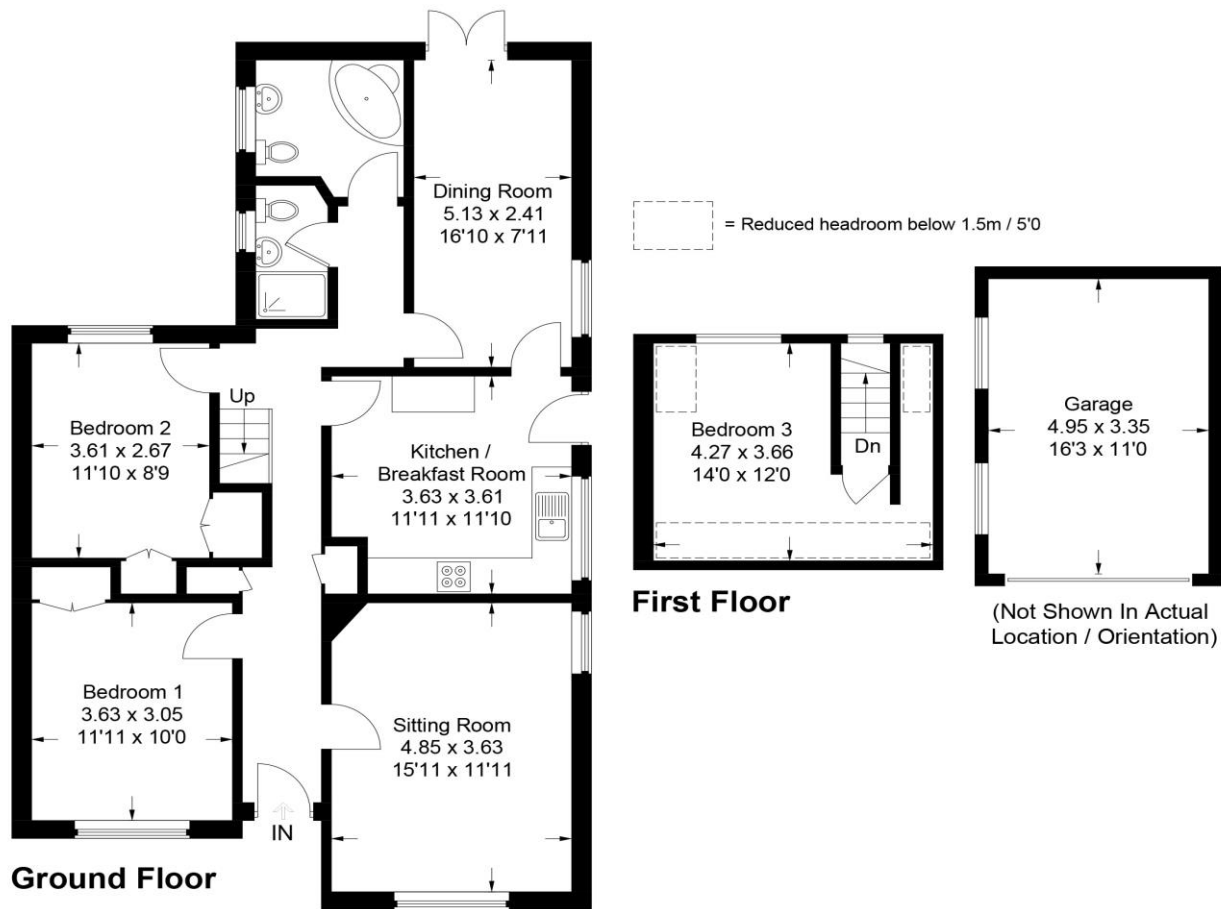
Additional Information

The property is being sold with the benefit of no upper chain.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

Bates Lane

Approximate Gross Internal Area
 Ground Floor = 92.8 sq m / 999 sq ft
 First Floor = 15.5 sq m / 167 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Total = 124.9 sq m / 1,345 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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