



Brookside, Weston Turville,  
Buckinghamshire, HP22 5YN

**TIM RUSS**  
& COMPANY



## Brookside Weston Turville HP22 5YN

A beautifully presented semi-detached family home with a superb kitchen/dining/family room, driveway parking and a lovely secluded garden.

**£525,000 Freehold**



## The Property

Situated in the heart of the village this semi-detached property has been extended and re-configured to provide excellent family accommodation which is beautifully presented and must be viewed to be appreciated. The light and airy accommodation is extremely versatile and to the ground floor comprises: spacious entrance hall, cloakroom, utility room, sitting room and a superb kitchen/dining/family room. The dining area has a vaulted ceiling with a velux window flooding the area with light, and this is open to the kitchen which is well fitted with an excellent range of cupboards, a breakfast bar, an integrated dishwasher and integrated cooker hood. The kitchen area leads through to the family room where there are double doors leading out to the patio and garden. To the first floor there is a spacious landing with a study area, three good sized bedrooms, a spacious and well fitted family bathroom with a separate night cloakroom comprising of WC and wash basin.

## Outside

The garden to the front of the property is laid to lawn with mature hedging to one side. There is a block paved driveway for two cars leading to what was the garage. This has been partially converted and now

provides a useful storage area with an up and over door. A gated side access leads to the secluded rear garden which enjoys a sunny south easterly aspect and is laid predominantly to lawn with well stocked flower and herbaceous borders. There is a good sized patio immediately abutting the property providing an ideal entertaining space and a gate to the rear of the garden which leads to an area of land with a brook beyond.

## Additional Information

Council Tax Band: E / 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 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. Road access to London could either be 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 commuter services

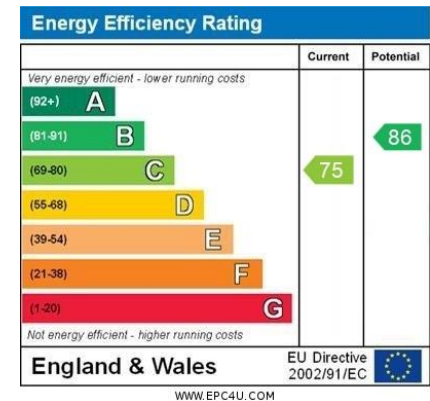
to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.

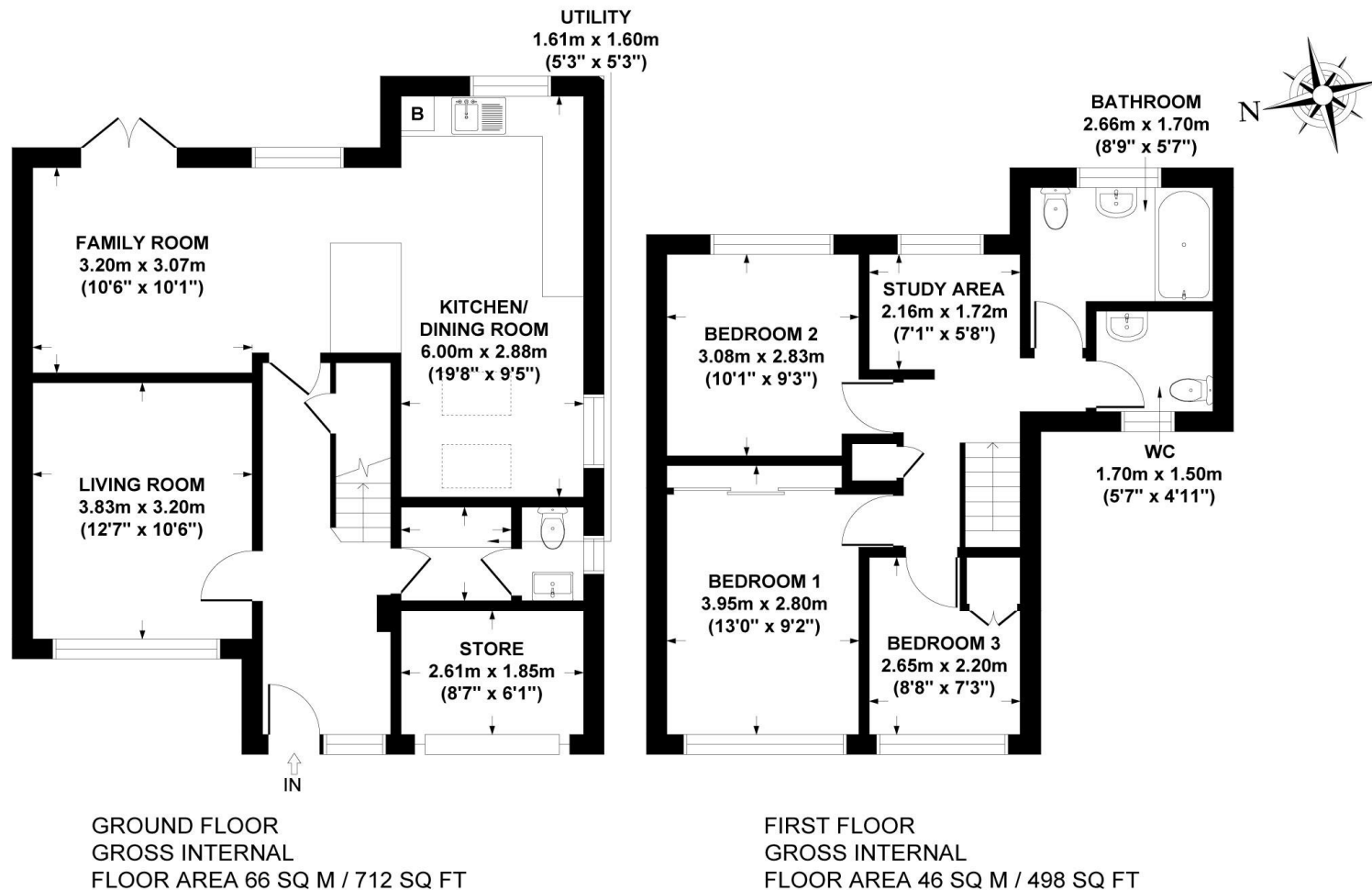
## Viewings

Strictly by appointment only.

## Mortgage

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





**BROOKSIDE, WESTON TURVILLE, HP22 5YN**  
**APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M /1210 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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