



Brookside, Weston Turville,
Buckinghamshire, HP22 5YN

TIM RUSS
& COMPANY



Brookside Weston Turville HP22 5YN

Conveniently located detached family home with a stunning garden, garage, driveway for 4 cars and scope to improve & extend subject to the necessary planning consents.

Offers Over £650,000 Freehold



The Property

Boasting one of the most beautiful gardens we have seen this year, this spacious detached family home offers ample scope to improve and extend further if required, subject to the necessary planning consents. The accommodation comprises: porch, entrance hall, cloakroom, double aspect living room with feature fireplace housing an electric fire and sliding patio doors leading to the patio and garden, well fitted kitchen/breakfast room, dining room with a door leading out to the garden, four good sized bedrooms and a family bathroom.

Outside

The garden to the front of the property has been attractively landscaped with a good area of lawn, well stocked flower and herbaceous borders and mature hedging providing screening to the front boundary. There is a **large double width driveway providing parking for four cars** in addition to the **garage** which has light and power. To the side of the property there is a timber shed. The garden to the rear of the property has been beautifully landscaped and must be viewed to be appreciated. There is a paved patio immediately abutting the property which leads on to a large area of lawn with well stocked flower and herbaceous beds and borders.

Additional Information

Council Tax Band: F / EPC Rating: D

Location

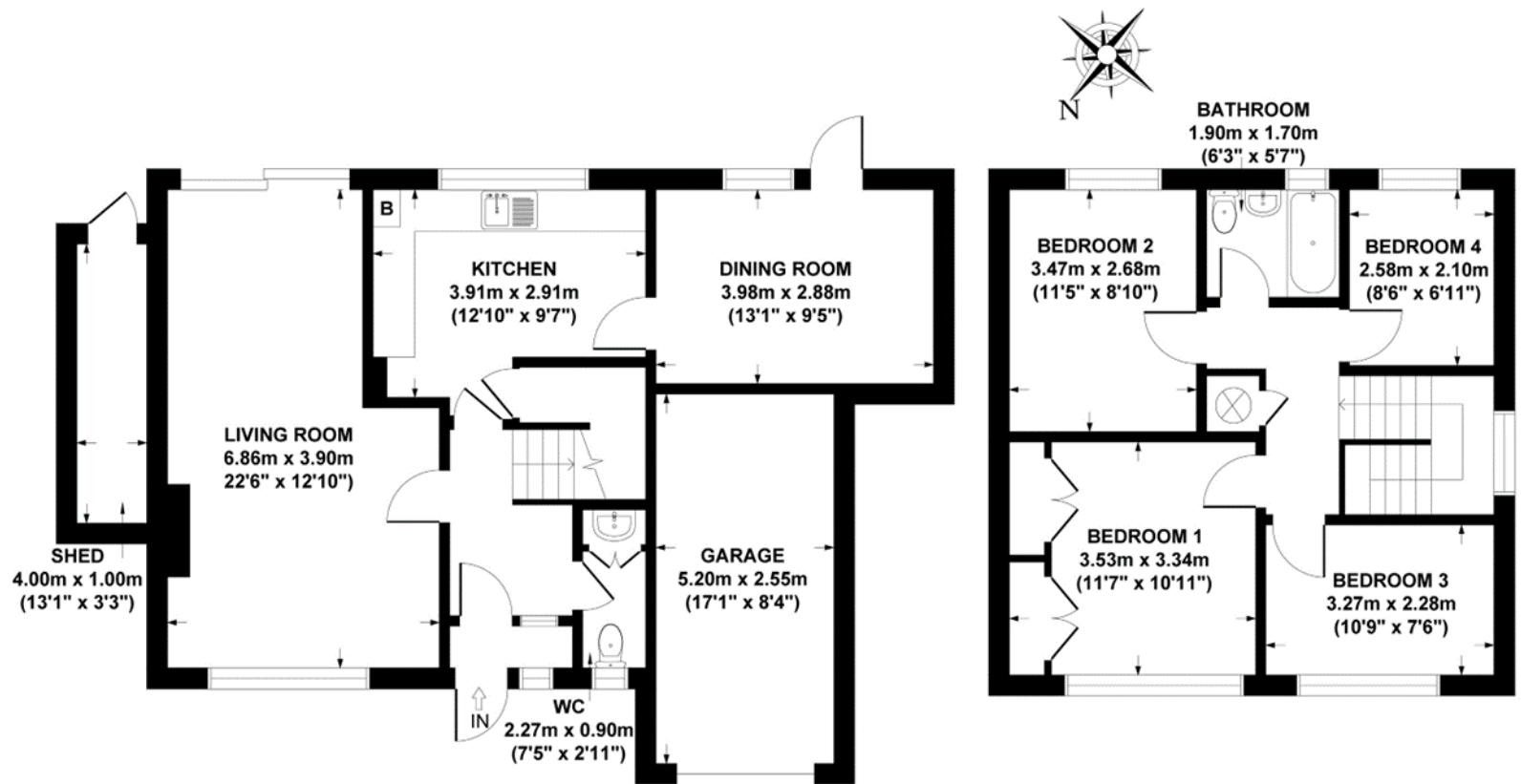
Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 64 SQ M / 691 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 16 SQ M / 145 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 48 SQ M / 521 SQ FT

BROOKSIDE, WESTON TURVILLE, HP22 5YN
APPROX. GROSS INTERNAL FLOOR AREA 128 SQ M / 1357 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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