



## TURNERY STREET, CANALSIDE, AYLESBURY

OFFERS IN EXCESS OF £622,000  
FREEHOLD

A four bedroom detached house situated on a small, select development, offering an ideal family home. The accommodation comprises a living room, a downstairs office and a convenient cloakroom. The kitchen opens into a generous living/dining area, perfect for everyday family life and entertaining. Upstairs are four good-sized bedrooms, including a main bedroom with en suite, along with a family bathroom. Outside, the property benefits from a private garden, double garage and driveway parking.



# TURNEY STREET

- FOUR BEDROOM DETACHED HOUSE • SMALL SELECT DEVELOPMENT • HOME OFFICE / STUDY • DOUBLE GARAGE & DRIVEWAY PARKING • MAIN BEDROOM WITH EN SUITE & BUILT-IN WARDROBES • FULLY ENCLOSED REAR GARDEN • UTILITY ROOM & DOWNSTAIRS WC • IDEAL FAMILY HOME WITH VERSATILE ACCOMMODATION



## LOCATION

Canalside is a recently constructed private housing development situated to the southeast of the town in a lovely position siding onto the Aylesbury Arm of the Grand Union Canal. This unique location offers new owners the benefits of a town location coupled with countryside walks along the Canal Towpath and nearby Broughton Nature Reserve.

There is good access by road onto the nearby A41 leading towards London/M25 and in the other direction towards Milton Keynes/Northbound M1 on the A418. The estate falls into the Aylesbury Grammar School Catchment area and has two primary schools nearby at Broughton and Berton. There are amenities within walking distance including a Sainsburys local, petrol Station and parade of shops at Parton Road and the town centre with all its facilities is just under a mile away.

## ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor and useful built-in storage cupboards. From here there is access to a downstairs cloakroom and a home office, perfect for remote working or study. The dual aspect living room is bright and spacious, providing a comfortable setting.

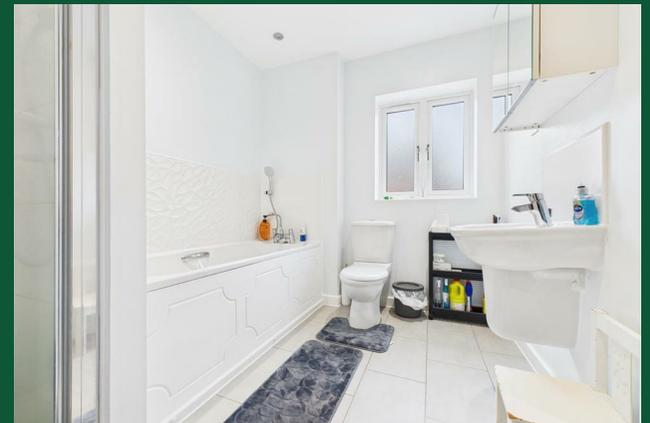
The kitchen is fitted with an inset gas hob with splashback and extractor fan, integrated oven and

grill, and space for an American-style fridge/freezer. This leads seamlessly into a generous living/dining area, creating a fantastic social space with French doors opening directly onto the garden. A separate utility room offers space for a washing machine, an additional storage cupboard, and a door providing side access to the property.

To the first floor, the landing benefits from an airing cupboard and loft access. There are four well-sized bedrooms, with the main bedroom featuring built-in wardrobes and a modern en suite shower room. The family bathroom is fitted with an enclosed shower cubicle, a bathtub with shower attachment, WC and wash hand basin.

Externally, the property boasts a fully enclosed rear garden with multiple patio areas ideal for outdoor dining, a lawned area and a built-in planter. There is gated access to the front and a courtesy door leading directly into the garage. Further benefits include a double garage and driveway parking, completing this excellent family home.

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### ADDITIONAL INFORMATION

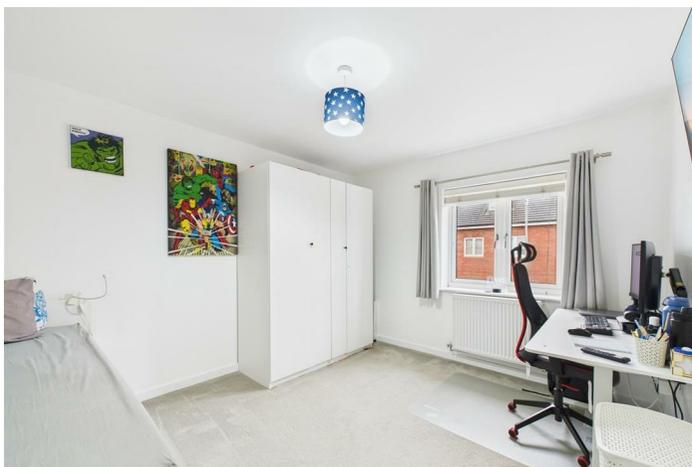
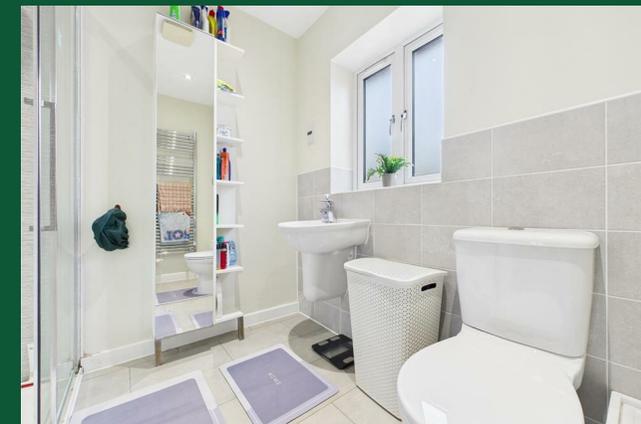
**Local Authority** – Buckinghamshire

**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1774.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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