

# 4 Bedroom Town House

## WESTON TURVILLE

18 Hornbeam Way, Weston Turville  
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Located in the sought-after area of Weston Turville, Hornbeam Way offers the perfect blend of village living and urban convenience. Well connected by major transport routes, it is just a short distance from Stoke Mandeville Train Station, providing direct links to London Marylebone in under an hour. Local amenities include Bedgrove Infant

## THIS HOME FEATURES

VERSATILE FOUR-BEDROOM  
TOWN HOUSE  
OPEN-PLAN COOKING &  
DINING/LOUNGE AREA  
MODERN FITTED KITCHEN  
MASTER & SECOND BEDROOM  
WITH EN-SUITE  
FAMILY BATHROOM  
DRIVEWAY & GARAGE  
ENCLOSED REAR GARDEN  
EXCELLENT PROXIMITY TO LOCAL  
AMENITIES

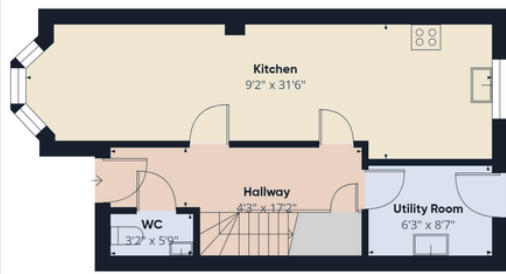
School (half a mile), local shops, parks, and recreational spaces. With easy access to the A41 and surrounding areas, Hornbeam Way is ideal for families, commuters, and professional couples seeking a community-oriented environment with excellent transport links.



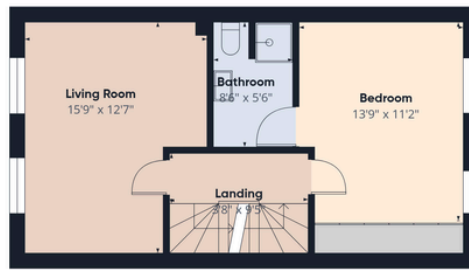


We Sold It are delighted to present this extended and beautifully presented four-bedroom townhouse, ideally situated in the sought-after village of Weston Turville. Arranged over three floors, the property offers well-balanced and versatile accommodation, perfectly suited to modern family living. The ground floor features a spacious open-plan kitchen, dining and living area, creating a sociable hub of the home, complemented by a separate utility room. A comfortable lounge is positioned on the first floor, providing a second reception space ideal for relaxing. Across the upper floors, four well-proportioned bedrooms are thoughtfully arranged, including a generous principal bedroom with en-suite, alongside a further en-suite to bedroom two. A family bathroom and ground floor cloakroom complete the internal accommodation. Externally, the property benefits from an enclosed rear garden, offering a private and secure outdoor space, while a garage and driveway are conveniently located nearby.

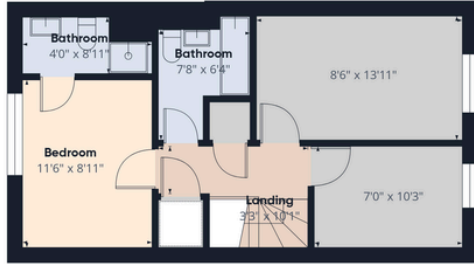




Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1297 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 77 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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