



Bakers Walk, Weston Turville HP22 5YP

welcome to

Bakers Walk, Weston Turville

Brown & Merry are delighted to present for sale this spacious four-bedroom detached family home, ideally situated in the heart of Weston Turville. Occupying a generous corner plot, the property benefits from planning permission for further extension, offering excellent potential.

Accommodation Comprises:

Entrance Hall

Cloakroom

Lounge/Dining Room

Kitchen

Dining Room

First Floor & Landing:

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

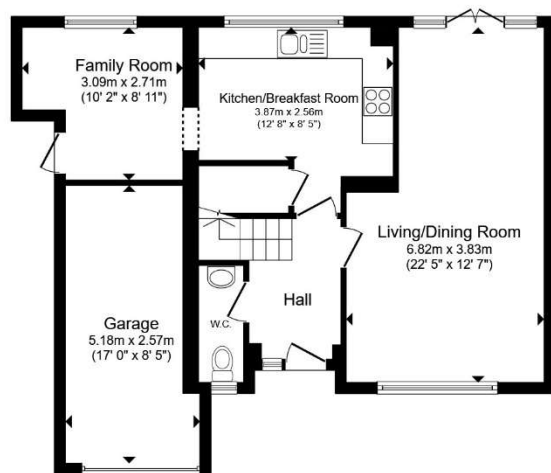
Bathroom

Outside:

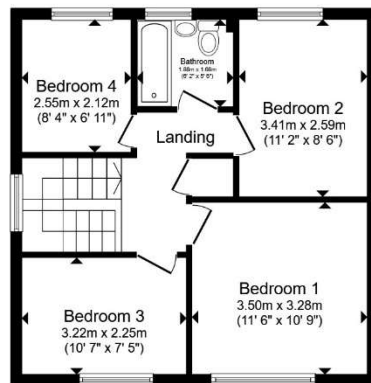
Corner Plot Gardens

Driveway & Garage





Ground Floor



First Floor

Total floor area 113.3 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



This sought-after village is conveniently positioned between Aylesbury and Wendover, with a regular bus service connecting both. Local amenities include a combined infant and junior school, a small parade of shops, a church, three pubs/restaurants, a golf club, and a village hall.

For leisure, nearby attractions include Wendover Woods and Coombe Hill, while a wide range of sports facilities can be found throughout Aylesbury Vale. Commuters benefit from excellent road links to London via the A413/M40 or A41/M1. Nearby Wendover and Stoke Mandeville stations provide Chiltern Railways services to London Marylebone in approximately 45–50 minutes.



welcome to

Bakers Walk, Weston Turville Aylesbury

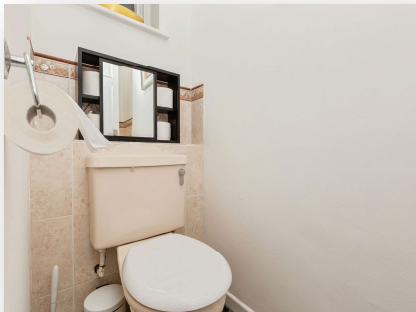
- Weston Turville Village
- Four Bedroom Detached
- Corner Plot Garden
- Planning Application (23/03848/App)
- Driveway & Garage
- Must Be Viewed

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

£650,000



Please note the marker reflects the
postcode not the actual property

view this property online brownandmerry.co.uk/Property/AYL115384



Property Ref:
AYL115384 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



brownandmerry.co.uk