



WESTMORLAND AVENUE, TURNFURLONG, AYLESBURY

OFFERS IN EXCESS OF £475,000
FREEHOLD

A spacious four bedroom semi-detached home in the desirable Turnfurlong area of Aylesbury, offered with no upper chain. Ideally located near excellent schools and a range of local amenities, this property presents a fantastic opportunity for families. The accommodation includes a living room, dining room, sunroom, kitchen and a utility area. Upstairs, there are four bedrooms and a family bathroom. Outside, the property boasts a large garden, along with a garage and driveway.



WESTMORLAND AVENUE

- DESIRABLE LOCATION • FOUR BEDROOM
- SEMI-DETACHED HOME • NO UPPER
- CHAIN • LARGE REAR GARDEN • GARAGE
- AND DRIVEWAY • MULTIPLE RECEPTION
- ROOMS • CLOSE TO TOP SCHOOLS • GOOD
- TRANSPORT LINKS



LOCATION

The property is short walking distance to the highly regarded Aylesbury Grammar and Aylesbury High Schools. There are good transport links by road towards London, the M25 and M40 via the A41/A413 and a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations, both which are just over a mile and half away. The location is ideal for families with several parks and playgrounds nearby. There are further amenities within walking distance at nearby Jansel Square Centre which has a variety of shops, doctor's surgery and two churches.

ACCOMMODATION

The accommodation begins with a porch leading into a hallway, complete with stairs rising to the first floor. The living room features a charming fireplace and flows seamlessly through to the dining room, creating an ideal space for both relaxing and entertaining. From here, doors open into a bright sunroom, which in turn provides access to the rear garden.

The kitchen offers a practical layout with space for a range of appliances, while the adjoining utility room provides additional space for a washing machine, extra storage and direct access to both the garage and the garden.

Upstairs, the first-floor landing includes access to the

loft and leads to four bedrooms. The family bathroom is fitted with a shower cubicle, WC and wash hand basin.

Externally, the property boasts an enclosed rear garden featuring a patio area, garden shed, and a generous lawn bordered by shrubs and established trees, offering a good degree of privacy. To the front, there is a block-paved driveway providing off-road parking, along with a garage equipped with light and power.

Overall, this is a well-located and generously sized home with great potential, ideal for families seeking space, convenience and the chance to make a property their own.

WESTMORLAND AVENUE





WESTMORLAND AVENUE

ADDITIONAL INFORMATION

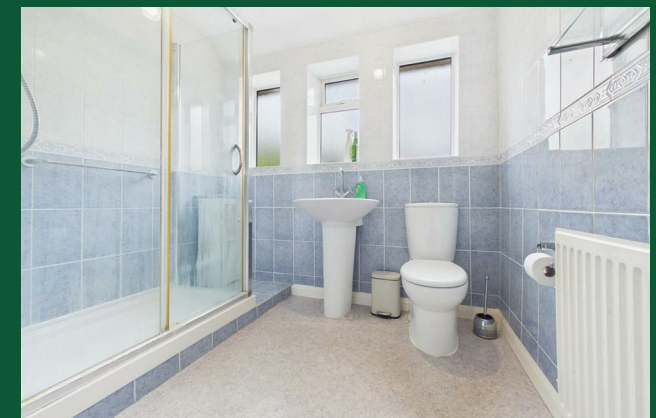
Local Authority – Buckinghamshire

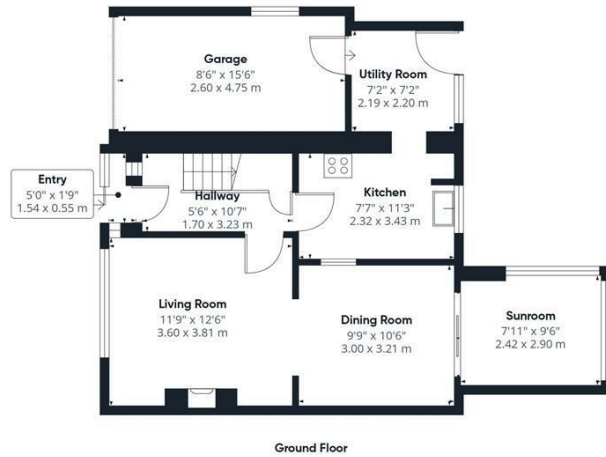
Council Tax – Band D

Viewings – By Appointment Only

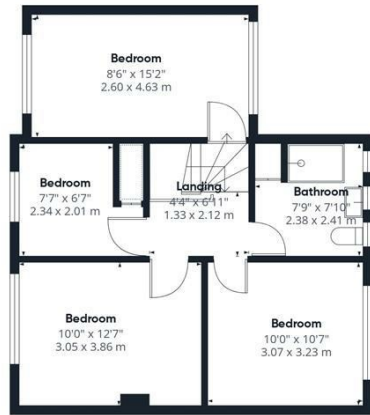
Floor Area – 1212.00 sq ft

Tenure – Freehold





Ground Floor



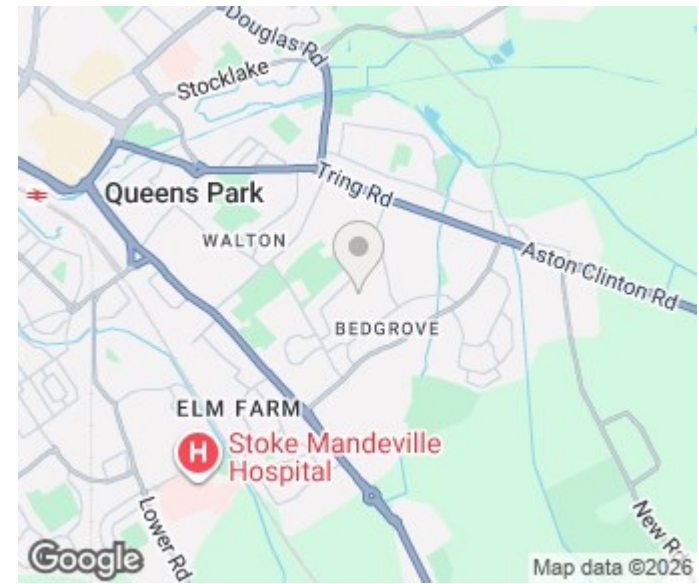
Floor 1

Approximate total area⁽¹⁾
1212 ft²
112.6 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

