

Connells

The Plough Brook End
Weston Turville Aylesbury

The Plough Brook End
Weston Turville Aylesbury HP22 5RF

for sale
£550,000







Property Description

Upon entering, a welcoming entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. The property boasts a bright dual-aspect dining room, while the spacious lounge enjoys tiled flooring, a charming fireplace with multi-fuel burner, and French doors opening onto the patio and garden beyond.

The well-appointed kitchen is fitted with a range of wall and base units, complemented by ample work surfaces, a built-in double oven, stainless steel sink unit, and space for additional appliances. A versatile study, which could also serve as a fifth bedroom, completes the ground floor accommodation.

To the first floor, the generous landing leads to four well-proportioned bedrooms and the family bathroom. The impressive principal bedroom benefits from dual-aspect windows and a modern en-suite shower room. Three further bedrooms provide flexible accommodation for family living, guests, or home working. The family bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, wash hand basin, and WC.

To the front is ample driveway parking for several vehicles, while a side gate provides access to the rear garden. Predominantly laid to lawn, the garden enjoys a patio seating area, mature trees, shrubs, and established planting. A detached double garage is situated at the rear of the garden, offering additional storage and parking options.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Agents Note

Please note there is limited information available on this property.

Entrance Hall

Tiled flooring
Understairs cupboard
Door to front

Study

9' 5" x 9' 2" (2.87m x 2.79m)
Window to front
Carpet

Lounge

12' 4" x 11' 5" (3.76m x 3.48m)
Carpet
Window to front and side

Dining Room

20' 3" x 19' 2" (6.17m x 5.84m)

Tiling

Window to side

Patio door to side parking and garden

Fireplace

Kitchen

10' 9" x 9' 5" (3.28m x 2.87m)

Tiling

Window to side

Oven and hob

Wall and base units

Sink/drainer

Landing

Carpet

Tank cupboard

Window to side

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

Carpet

Window to front and side

Radiator

Fireplace

En-Suite To Bedroom One

Tiling

WC

Wash hand basin

Radaitor

Shower cubicle

Towel radiator

Bedroom Two

13' 7" x 11' 5" (4.14m x 3.48m)

Carpet

Two windows to side

Radiator

Bedroom Three

15' 6" x 12' 6" (4.72m x 3.81m)

Carpet

Radiator

Window to rear

Fireplace

Bedroom Four

Carpet

Window to front

Radiator

Fireplace

Bathroom

TIling

Bath tub

Shower cubicle

Radiator

WC

Wash hand basin

Rear Garden

















To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D

Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313275

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.