



AKEMAN ROW, WESTON TURVILLE, AYLESBURY

**ASKING PRICE £535,000
FREEHOLD**

A beautifully presented four bedroom semi-detached home located on a private road, backing onto open fields and offering excellent road links. The property features a kitchen/diner, living room and cloakroom on the ground floor. The first floor comprises three bedrooms, including one with an en suite, and a family bathroom, while the top floor boasts a generous master bedroom with en suite. Outside, there is a private garden, garage, and driveway parking.



AKEMAN ROW

- FOUR BEDROOM FAMILY HOME • SEMI DETACHED • SET ON A PRIVATE ROAD • BACKING ONTO OPEN FIELDS • WELL PRESENTED THROUGHOUT • DRIVEWAY, GARAGE AND REAR GARDEN • EXCELLENT ROAD LINKS TO A41/M25 • TWO EN SUITE BATHROOMS • PERFECT FOR COMMUTERS • EXCELLENT SCHOOL CATCHMENT



LOCATION

Weston Turville has a small selection of shops, several pubs with restaurants and an Ofsted-rated 'Good' C of E junior school. In addition there are rugby & golf clubs as well as a reservoir for sailing and angling. The nearby Holiday Inn provides a health club with a gym and swimming pool, with Aylesbury Town Centre offering more comprehensive shopping and grammar schools for boys and girls.

Buckinghamshire is renowned for its state and private education (details from the local authority). Stoke Mandeville, Aylesbury and Wendover provide a train service to London Marylebone.

ACCOMMODATION

Set on a private road in the desirable village of Weston Turville, this well presented four bedroom semi-detached home offers spacious and modern family living, backing directly onto open fields for a peaceful and scenic outlook.

The property opens with a welcoming entrance hall, giving access to a handy cloakroom and leading through to a bright and airy kitchen/diner. The kitchen is fitted with integrated appliances, offers ample worktop and cupboard space, and includes room for an American-style fridge/freezer.

To the rear of the ground floor is a generous living room, ideal for relaxing and hosting, featuring French

doors that open onto the garden and allow natural light to flood the space.

The first floor offers three well proportioned bedrooms, one of which benefits from its own en suite shower room, in addition to a modern family bathroom.

The second floor is dedicated to a spacious master suite, complete with a built-in wardrobe and a stylish en suite.

Outside, the fully enclosed rear garden enjoys a patio area, along with a lawn bordered by fencing for privacy. To the front, the property boasts a garage and driveway parking for two cars, as well as access to a visitors' space, making this home as practical as it is attractive.

This home combines modern comfort with a semi-rural setting and is ideally located for access to local amenities, well-regarded schools, and excellent transport links.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

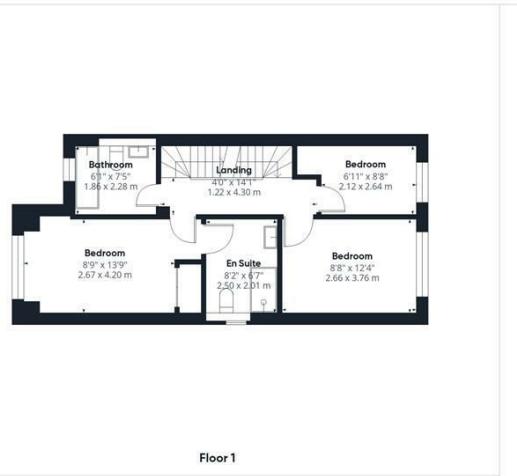
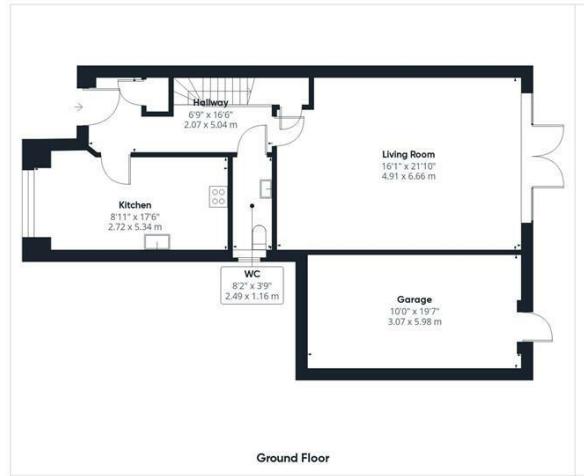
Council Tax – Band E

Viewings – By Appointment Only

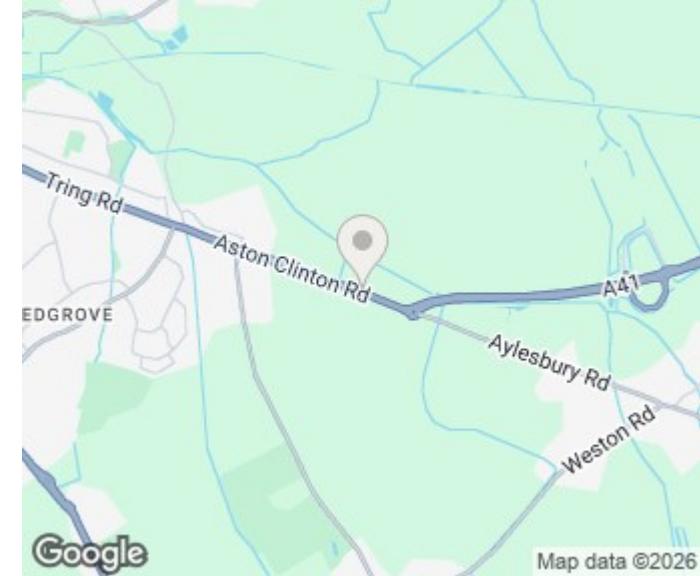
Floor Area – 1582.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
1582 ft²
147.1 m²
Reduced headroom
8 ft²
0.8 m²



(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(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

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