



BODGE PIECE, WESTON TURVILLE, AYLESBURY

OFFERS OVER £500,000

FREEHOLD

A three bedroom semi detached home in the sought-after village of Weston Turville, arranged over three floors and offered in excellent order throughout. Ideally positioned with excellent road links, this stylish property features a modern fitted kitchen, generous living room, cloakroom, three well proportioned bedrooms, two en suite shower rooms, and a separate family bathroom. Outside, the home benefits from a private garden, driveway parking, and solar panels, adding to the property's efficiency and appeal.



BODGE PIECE

- WESTON TURVILLE • THREE BEDROOM SEMI-DETACHED HOUSE • SET OVER THREE FLOORS • EXCELLENT ROAD LINKS • STYLISH MODERN KITCHEN • DRIVEWAY PARKING • SECOND FLOOR MASTER BEDROOM SUITE • ENCLOSED REAR GARDEN • WELL PRESENTED THROUGHOUT • EN SUITE TO BEDROOM TWO



LOCATION

ACCOMMODATION

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor, a useful storage cupboard and a cloakroom. To the front of the property is a stylish kitchen fitted with a range of contemporary units and integrated appliances including an electric hob with cooker hood and splashback, oven, fridge freezer, washing machine and dishwasher.

To the rear, the spacious lounge/diner provides an excellent living space, enhanced by a skylight allowing for plenty of natural light, a further storage cupboard, and double doors opening directly onto the garden.

The first floor offers two bedrooms, with bedroom two benefitting from built-in wardrobes and an en suite shower room. A family bathroom and airing cupboard complete this floor.

Occupying the entire second floor, the impressive master bedroom enjoys built-in wardrobes, loft access, and a private en suite shower room, creating a superb principal suite.

Externally, the enclosed rear garden has been thoughtfully landscaped and features a patio area,

lawn, plant borders, and a decked area with pergola, ideal for outdoor dining and relaxation. There is also a garden shed and gated side access leading to the front of the property. To the front, the home benefits from driveway parking.

BODGE PIECE





BODGE PIECE

ADDITIONAL INFORMATION

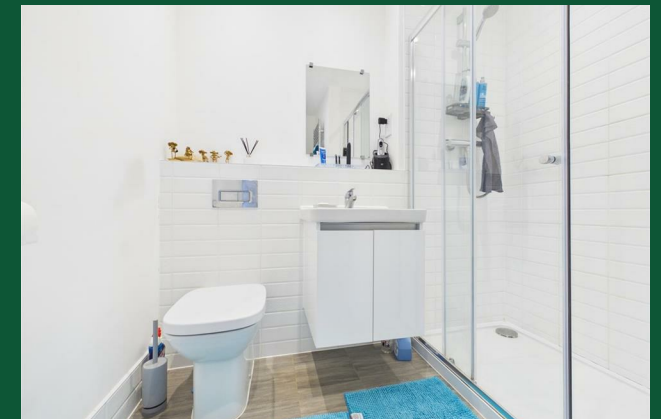
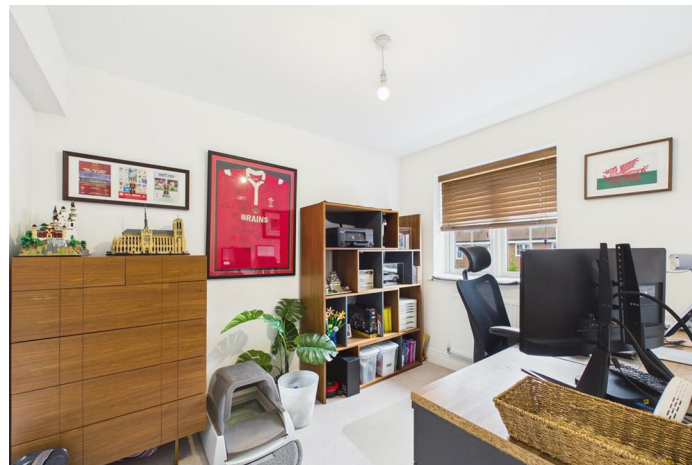
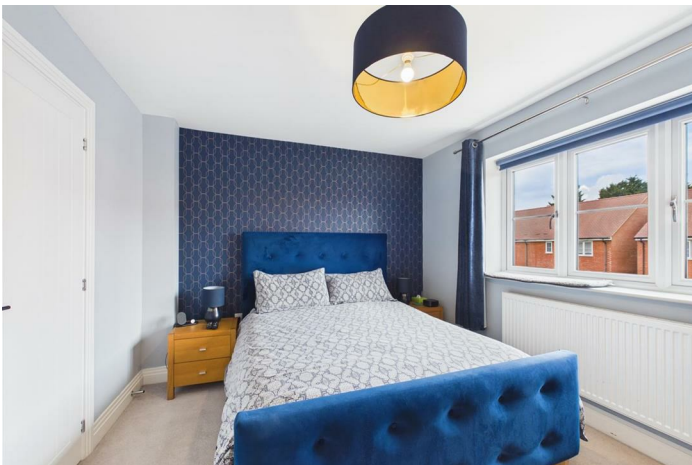
Local Authority – Buckinghamshire

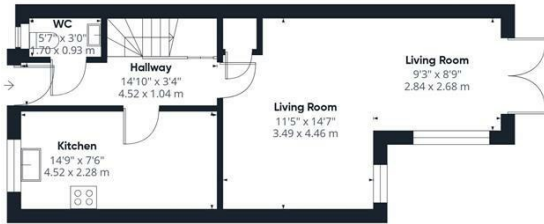
Council Tax – Band D

Viewings – By Appointment Only

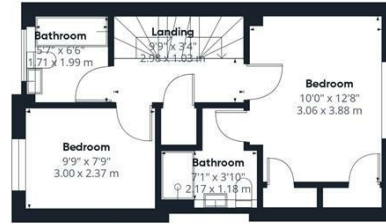
Floor Area – 1216.33 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1010 ft²
93.7 m²

Reduced headroom

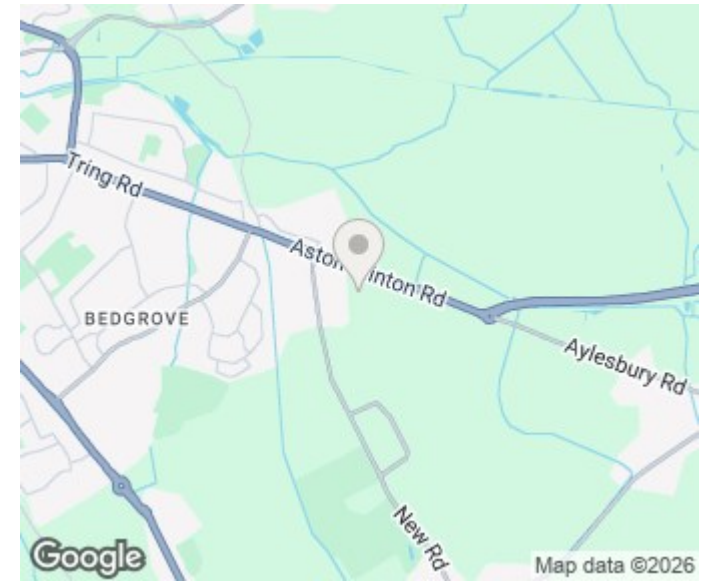
11 ft²
1 m²

(1) Excluding balconies and terraces

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

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	85	94
(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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