

BODGE PIECE, WESTON TURVILLE, AYLESBURY

OFFERS IN EXCESS OF £490,000
FREEHOLD

A beautifully presented three bedroom semi-detached home in the sought-after village of Weston Turville, arranged over three floors and offered in excellent condition throughout. Combining modern living with outstanding energy efficiency, this impressive property has been enhanced to provide lower monthly running costs and greater protection against fluctuating energy prices, making it an increasingly attractive and economical home to own.



BODGE PIECE

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.

Fully designed garden by nationally renowned designer 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.

A key feature of the home is the installation of solar panels and heat source pump, helping to significantly improve energy efficiency, reduce household bills, and provide long-term resilience against volatile energy costs. These sustainable enhancements, combined with the property's stylish finish and desirable location, create a home that offers both modern comfort and exceptional value.

- WESTON TURVILLE • THREE BEDROOM SEMI-DETACHED HOUSE • SET OVER THREE FLOORS • SOLAR PANELS & HEAT SOURCE PUMP • STYLISH MODERN KITCHEN • DRIVEWAY PARKING • SECOND FLOOR MASTER BEDROOM SUITE • PROFESSIONALLY LANDSCAPED GARDEN • WELL PRESENTED THROUGHOUT • TWO EN SUITE BEDROOMS



BODGE PIECE





BODGE PIECE

ADDITIONAL INFORMATION

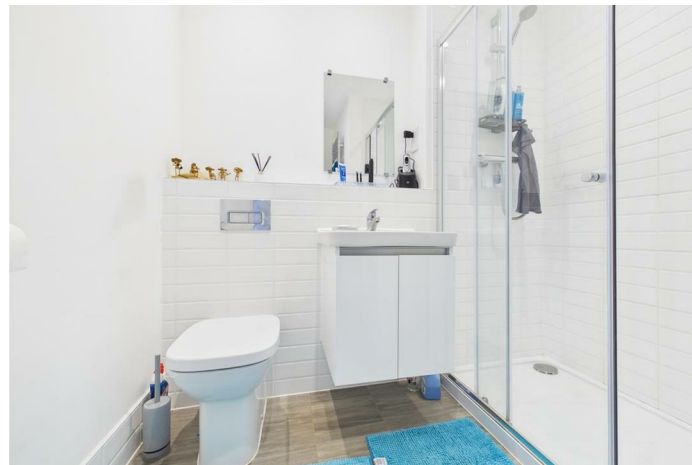
Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

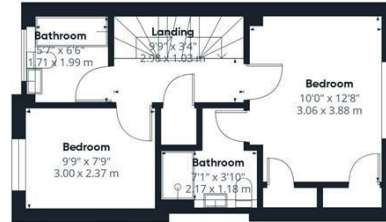
Floor Area – 1216.33 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Floor 2



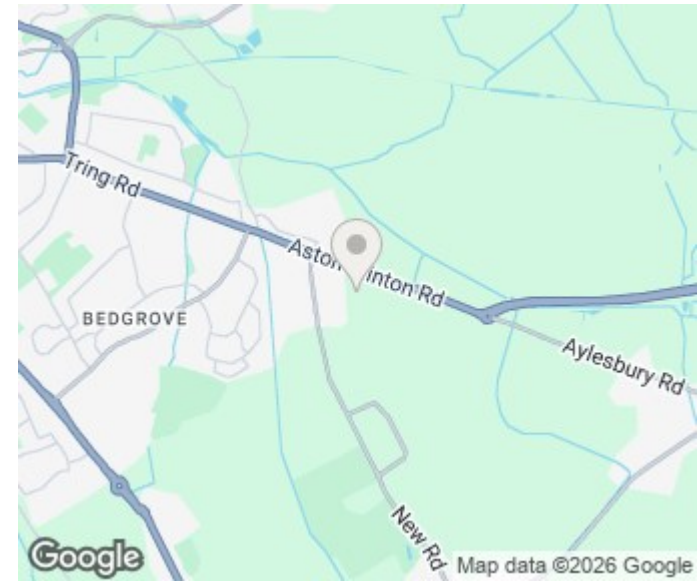
Approximate total area⁽¹⁾
 1010 ft²
 93.7 m²
 Reduced headroom
 11 ft²
 1 m²

(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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	94
	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

