



Connells

The Plough Brook End
Weston Turville Aylesbury

The Plough Brook End Weston Turville Aylesbury HP22 5RF

for sale
£600,000



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/drain

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

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2 Temple Street
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EPC Rating: D Council Tax
Band: F

Tenure: Freehold

view this property online [connells.co.uk/Property/ALS313275](https://www.connells.co.uk/Property/ALS313275)



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