

4 Bedroom Town House

WESTON TURVILLE

6 Hornbeam Way, Weston Turville
Aylesbury, Buckinghamshire HP22 5WX



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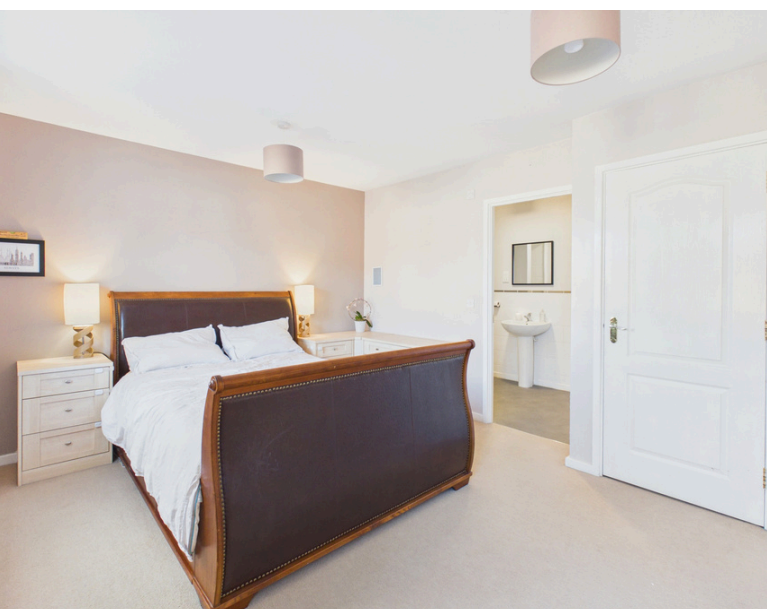
Located in the sought-after area of Weston Turville, Hornbeam Way offers the perfect blend of village living and urban convenience. Well connected by major transport routes, it is just a short distance from Stoke Mandeville Train Station, providing direct links to London Marylebone in under an hour. Local amenities include Bedgrove Infant

THIS HOME FEATURES

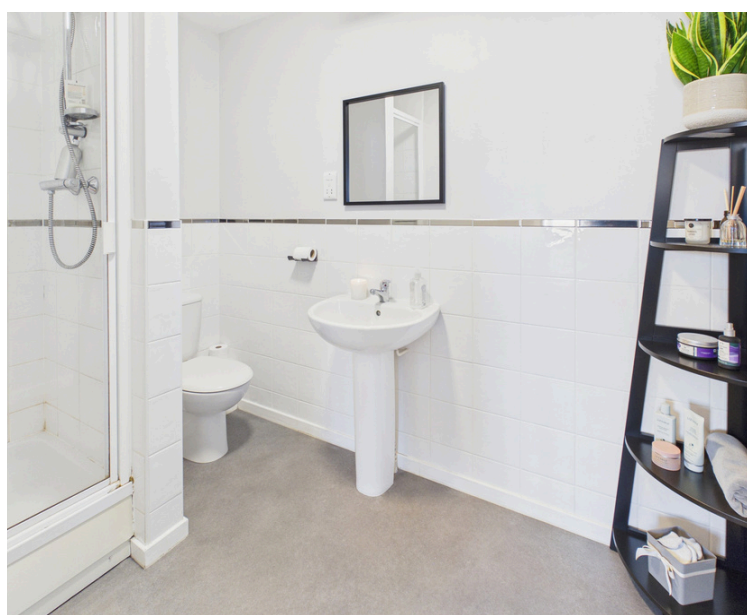
VERSATILE FOUR-BEDROOM
TOWN HOUSE
OPEN-PLAN COOKING &
DINING/LOUNGE AREA
MODERN FITTED KITCHEN
MASTER & SECOND BEDROOM
WITH EN-SUITE
FAMILY BATHROOM
DRIVEWAY & GARAGE
ENCLOSED REAR GARDEN
EXCELLENT PROXIMITY TO LOCAL
AMENITIES

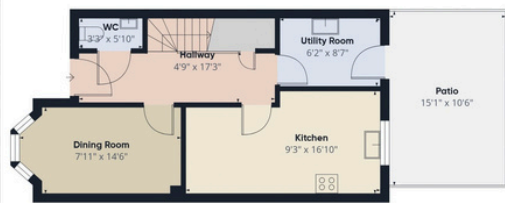
School (half a mile), local shops, parks, and recreational spaces. With easy access to the A41 and surrounding areas, Hornbeam Way is ideal for families, commuters, and professional couples seeking a community-oriented environment with excellent transport links.



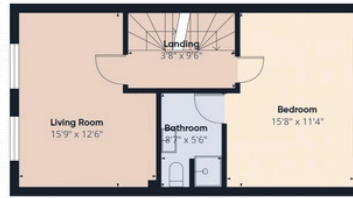


A spacious four-bedroom townhouse set in a peaceful position on the Hampden Hall development in Weston Turville. Arranged over three floors, the property offers a well-balanced layout with flexible living space suited to family life. The ground floor features a generous kitchen/breakfast room with space for a dining table, providing a sociable setting for everyday meals and entertaining. A separate front-aspect dining room offers flexibility as a second reception room, complemented by a useful utility room and cloakroom. On the first floor, the spacious lounge provides a comfortable place to relax, while the principal bedroom benefits from its own en-suite shower room. The second floor offers three further well-proportioned bedrooms, including a guest bedroom with an en-suite, together with a family bathroom. Outside, the landscaped rear garden provides an attractive setting for outdoor dining and spending time with family and friends. Gated rear access leads towards a single garage in a nearby block, with parking directly in front.





Floor 0 Building 1



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Approximate total area⁸
1450 ft²

Balconies and terraces
158 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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