



KENDAL CLOSE, TURNFURLONG, AYLESBURY

ASKING PRICE £475,000
FREEHOLD

Situated in the sought after Turnfurlong area, this well- presented two bedroom semi-detached bungalow enjoys a peaceful cul-de-sac location and is offered to the market with no upper chain. Close to local amenities and with easy access to the town centre and excellent road links, the property offers well-balanced accommodation throughout.



KENDAL CLOSE

- SOUGHT AFTER TURNFURLONG • TWO BEDROOM
- SEMI DETACHED BUNGALOW • NO UPPER
- CHAIN • CUL DE SAC POSITION • MODERN SHOWER
- ROOM • DETACHED GARAGE WITH AMPLE
- PARKING • BRIGHT LIVING ROOM/DINING
- ROOM • TWO DOUBLE BEDROOMS • EXCELLENT
- ROAD LINKS • EASY ACCESS TO TOWN AND
- AMENITIES



LOCATION

The area is short walking distance to the highly regarded Aylesbury Grammar and Aylesbury High Schools. There are good transport links by road towards London, the M25 and M40 via the A41/A413 and a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations, both which are just over a mile and half away. The location is ideal for families with several parks and playgrounds nearby. There are further amenities within walking distance at nearby Jansel Square Centre which has a variety of shops, doctor's surgery and two churches.

ACCOMMODATION

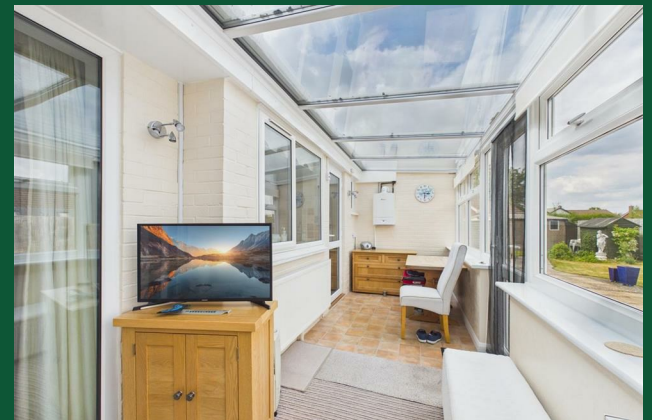
The accommodation begins with an entrance hall leading to a bright and spacious living/dining room, featuring an attractive fireplace and double doors opening into the sunroom, which provides a pleasant additional reception space with direct access to the rear garden. The kitchen is fitted with a range of units and includes an inset electric hob with cooker hood, integrated oven, and space for a washing machine and fridge.

There are two double bedrooms and a modern shower room comprising a shower cubicle, WC, hand basin with vanity storage, and a heated towel rail.

Externally, the property boasts a good-sized, fully enclosed rear garden with a large patio area, lawn, and two useful storage sheds. There is a detached garage and a gravelled area offering potential for additional off-road parking. Double gates lead to the driveway, which provides parking for several cars.

Early viewing is highly recommended to appreciate both the location and the generous outside space this excellent home has to offer.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

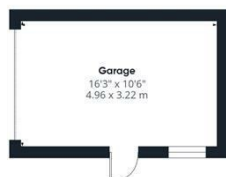
Floor Area – 1057.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Ground Floor Building 2

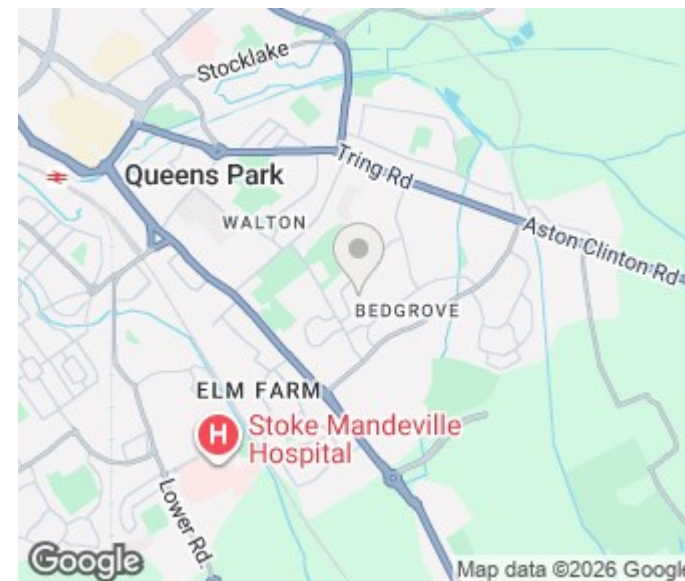
Approximate total area⁽¹⁾

1057 ft²
98.2 m²

(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.

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		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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