



William Burt Close, Weston Turville - HP22 5QX  
£750,000

 **TIM RUSS**  
& Company





## William Burt Close

Weston Turville

- No Onward Chain
- Southerly Facing Rear Garden
- Kitchen Breakfast Room
- Sitting Looking out to Garden
- Dining Room
- Three Bedrooms
- Shower Room and EnSuite
- Utility Room and Guest Cloakroom
- Double Garage via Long Drive

Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London could either be via the A413 and M40 or the A41 and M1 and the neighbouring village of Wendover has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.







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Detached three bedroom bungalow situated in a highly regarded close in the heart of the village, with a secluded garden enjoying a southerly aspect and a double garage with large driveway.

Nestled in a serene locale, this inviting 3-bedroom detached bungalow presents a rare opportunity with no onward chain. The residence boasts a southerly facing rear garden, where sunlight bathes the outdoor space. The heart of the home features a kitchen breakfast room, while the sitting room offers picturesque views of the garden. A separate dining room provides ample space for entertaining guests. The property includes three bedrooms, a convenient shower room, and an ensuite for added privacy. Practical amenities such as a utility room and guest cloakroom cater to modern living needs. Access the property's double garage through a lengthy driveway, ensuring ample parking space for residents and guests alike.

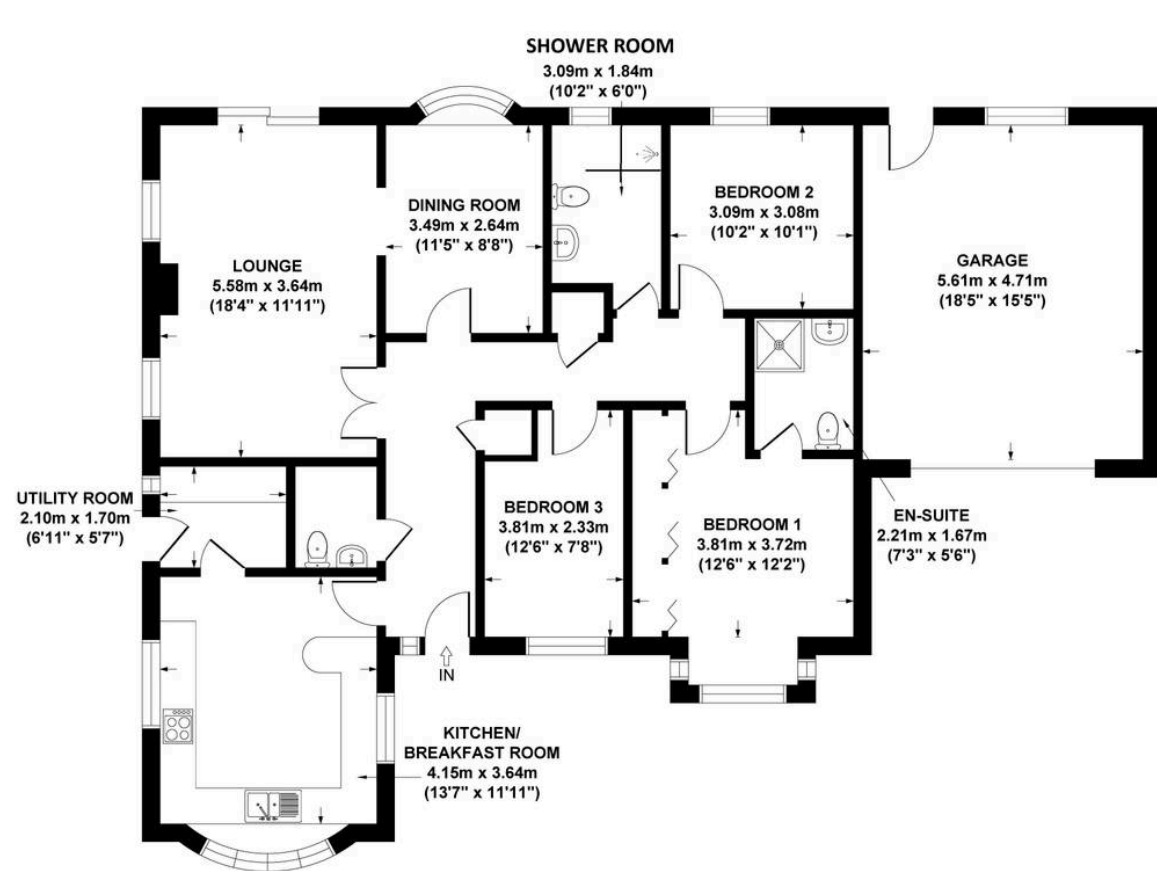
Step outside to discover a tranquil haven with limitless potential. The property's sprawling outdoor space invites al fresco dining, relaxation, and outdoor activities. Embrace the beauty of nature in the comfort of your own backyard, a perfect setting for creating lasting memories with family and friends.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL  
FLOOR AREA 114 SQ M / 1231 SQ FT

GARAGE  
GROSS INTERNAL  
FLOOR AREA 26 SQ M / 284 SQ FT

**WILLIAM BURT CLOSE, WESTON TURVILLE, BUCKS, HP22 5QX**  
**APPROX. GROSS INTERNAL FLOOR AREA 140 SQ M / 1515 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

**Tim Russ and Company**

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

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