



Tamarisk Way, Weston Turville - HP22 5ZB
£695,000



Tamarisk Way

Weston Turville

- Five Bedrooms
- Three Bath/Shower Rooms
- Two Study's
- Kitchen/Breakfast Room
- Large Living Room
- Dining Room
- Garage & Extended Driveway
- Attractive Garden

Weston Turville is conveniently located between Aylesbury & 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 by including Wendover Woods & 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. There is a mainline station in Stoke Mandeville which is within easy access, on the Chiltern Railway Line to Marylebone in approximately 50 minutes. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.



Tamarisk Way

Weston Turville

This 5 double bedroom property offers well-presented accommodation with three 3 bath/shower rooms, flexible living accommodation including two study's, an attractive garden, garage & driveway.

This immaculate property has been well maintained and improved to a high standard by the current owners including Karndean flooring to the hall, sitting room, family bathroom and guest en-suite, with ceramic floor tiling to the kitchen/breakfast room cloakroom and the master en-suite. To the ground floor the accommodation comprises: entrance hall, cloakroom, dining room with bay window to the front, spacious living room featuring a large bay window and a well fitted kitchen/breakfast room with door to the garden. The kitchen provides integrated double oven, microwave, ceramic hob, extractor fan, dishwasher and fridge freezer. Off the kitchen is a separate utility room with a further door to the garden. To the first floor are four double bedrooms, study and family bathroom. Bedroom two benefits from a dressing room with an en-suite shower room. To the second floor is another study with velux window and the master suite hosting a range of fitted wardrobes and a larger than average re-fitted en-suite shower room with a large walk-in shower.

Council Tax band: G - Tenure: Freehold

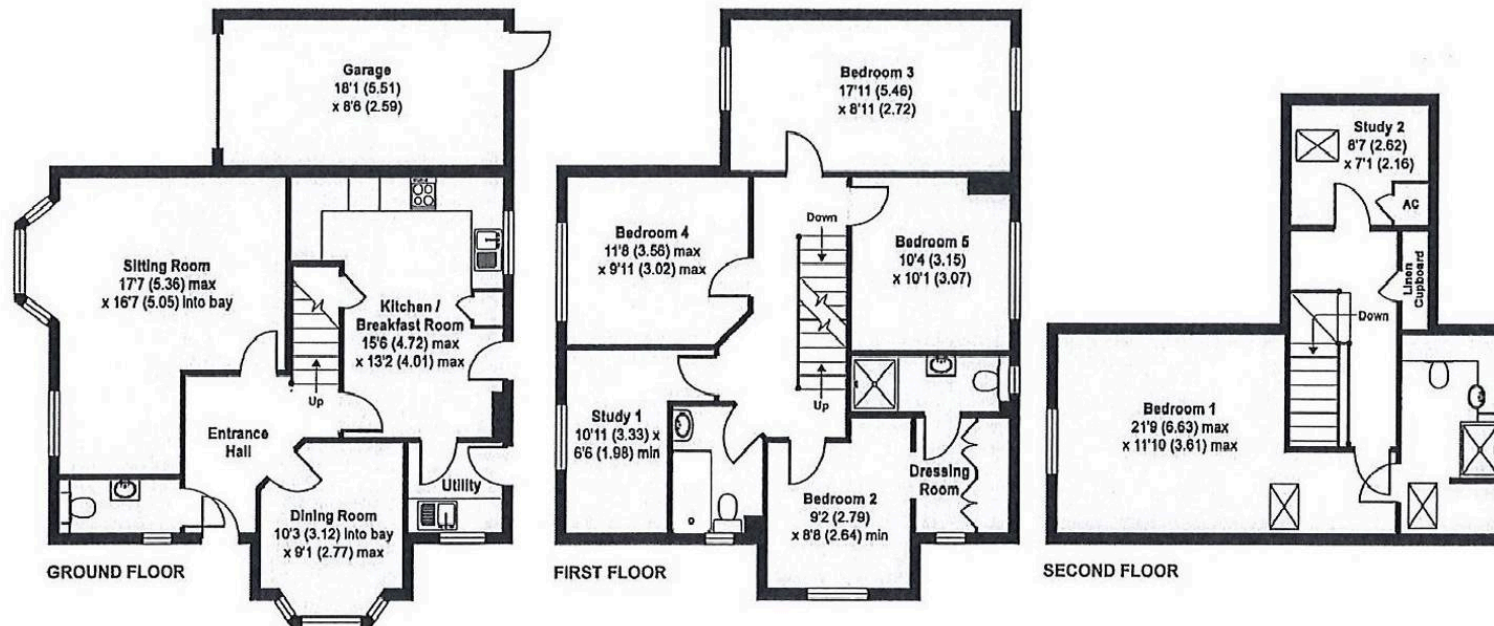
EPC Rated C

Estate yearly service charge - £228



Approximate Area = 1913 sq ft / 178 sq m
Garage = 156 sq ft / 15 sq m
Total = 2069 sq ft / 192.2 sq m

For identification only - Not to scale



Tim Russ and Company

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

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.