



Millstream, Weston Turville - HP22 5YL  
£525,000

 **TIM RUSS**  
& Company



## Millstream

### Weston Turville

- Cul-de-Sac Location
- Sitting Room
- Kitchen/Diner
- Fitted Kitchen with Integrated Appliances
- Utility Room
- Three Bedrooms
- Dressing Room and Ensuite to Main Bedroom
- Family Bathroom
- Enclosed Rear Garden
- Garage and Driveway Parking

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 neighboring 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.



# Millstream

## Weston Turville

A spacious semi-detached family home having been extended by the current owners and located in a quiet cul-de-sac.

Situated towards the end of a quiet cul-de-sac this semi-detached property offers good sized living accommodation comprising: entrance hall, sitting room, kitchen / dining room with doors leading out to the rear garden, a large utility room with plumbing for washing machine, space for a tumble dryer and doors leading to the garage and the garden. To the first floor is a spacious main bedroom with large dressing room and en-suite shower room, two further bedrooms and a family bathroom.

There is an enclosed level garden to the rear which is laid to lawn with a patio. To the front of the property there is an area of lawn with a pathway leading to the front door.

The property has an integral garage approached via a driveway with parking so will be ideal for those with an EV car.

Council Tax band: D

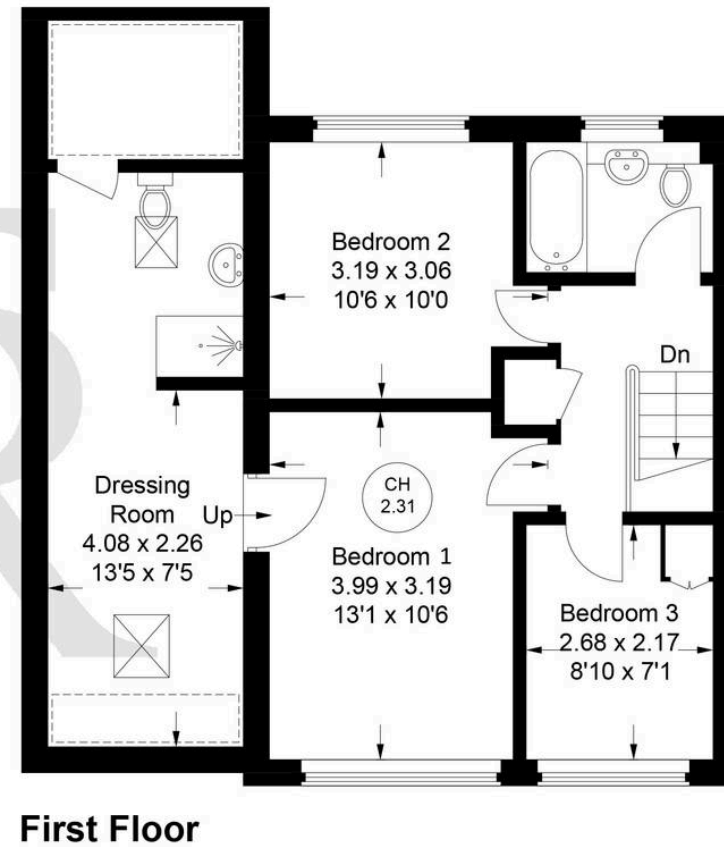
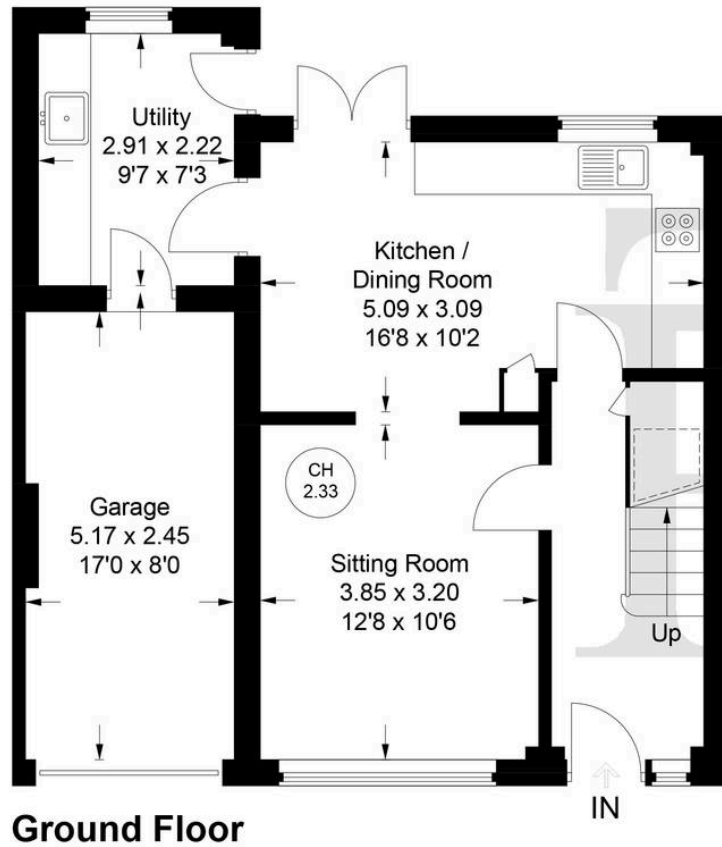
Tenure: Freehold

EPC Energy Efficiency Rating: C



CH 2.33 = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

### Millstream, HP22 5

Approximate Gross Internal Area  
Ground Floor = 58.3 sq m / 627 sq ft (Including Garage)  
First Floor = 57.1 sq m / 615 sq ft  
Total = 115.4 sq m / 1242 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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