Tamarisk Way

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Weston Turville | Aylesbury | Buckinghamshire | HP22 5ZB



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# Tamarisk Way

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Williams Properties are pleased to bring to the market this amazing five bedroom detached house set over three floors located in the village of Weston Turville. The property benefits from a living room, dining room, kitchen, utility room, study, five bedrooms, en suite to the master and two further bathrooms. Outside offers a superb rear garden, garage & driveway parking. Viewing comes highly recommended on this beautiful home.

# £725,000

- Popular Village Location
- Garage & Driveway Parking
- Three Reception Rooms
  Set Over Three Floors

Five Bedroom Detached House

Excellent Road Links

Ideal Family Home
 Viewing Highly Recommended

## Weston Turville

Sought-after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London, Marylebone or from Tring station for London, Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers a swift connection with the M25.

Council Tax Band G

Local Authority Buckinghamshire Council

Services All main services available

### Entrance Hall

Enter through the front door int the entrance hall with doors to the dining room, living room, kitchen, study and storage cupboards. Stairs rise to the first floor.

### Study

Study consists of a bay window to the front aspect, carpet laid to floor, light fitting to ceiling and radiator. Space for a range of furniture.









The property is located in the parish of Weston Turville, 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.











#### **Dining Room**

Dining room consists of a bay window to the front aspect, light fitting to ceiling, carpet laid to floor, radiator and double doors to the living room. Space for a dining table set and other furniture.

#### Living Room

Living room consists of a feature fireplace with surround, carpet laid to floor, light fittings to ceiling, window over looking the garden, radiators and space for a sofa set and other furniture. French doors lead out to the rear garden.

#### Kitchen

Kitchen consists of a range of base and wall mounted units with worktops, inset one and half sink unit with mixer tap and window over, inset gas hob, oven and extractor, integrated dishwasher and fridge/freezer, tiled flooring, radiator and spotlights to ceiling.

#### Utility

Comprising of wall and base mounted units, inset sink bowl unit with mixer tap, space and plumbing for washing machine and tumble dryer. Wall mounted boiler, radiator and door to the side of the property.

#### **First Floor**

Doors to three bedrooms, bathroom and airing cupboard. Stairs rise to the second floor.

#### **Bedroom & En Suite**

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, radiator and light fittings to ceiling. Space for a king size bed and other furniture. En suite comprises a panelled bathtub with shower attachment, enclosed shower cubicle, half height tiling to walls, low level wc, pedestal hand wash basin and frosted window.

#### Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

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#### Bathroom

Bathroom comprises a panelled bathtub with shower attachment, enclosed shower cubicle, half height tilling to walls, low level wc, pedestal hand wash basin and frosted window.

#### Second Floor

Doors to two further bedrooms and shower room. Loft access.

#### Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiators, eaves storage, light fitting to ceiling and space for a king size bed and other furniture.

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#### Shower Room

Shower room is part tiled and comprises a pedestal hand wash basin, low level wc, enclosed shower cubicle and radiator.

#### **Rear Garden**

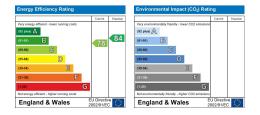
Enclosed rear garden with a paved patio area leading to an expanse of lawn with plants, small trees and shrubs. Access to the garage.

#### Garage & Parking

Garage with up and over door, light and power supply. Driveway parking to the front.

#### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.











Williams PROPERTIES

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded:they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.