



Tamarisk Way

Weston Turville | Aylesbury | Buckinghamshire | HP22
5ZB



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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
- Five Bedroom Detached House
- Garage & Driveway Parking
- Excellent Road Links
- Three Reception Rooms
- Set Over Three Floors
- 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 into 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 tiling 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(00-00) F		
(1-20) G			(00-00) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

