




Williams
PROPERTIES
For Sale
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Green Acre

Turnfurlong | Aylesbury | Buckinghamshire | HP21 7JQ


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Williams Properties are pleased to bring to the market this fantastic two bedroom ground floor maisonette in the highly desirable location of Turnfurlong, Aylesbury. The property is spacious throughout and consists of an entrance hall, kitchen, living room, bathroom, two double bedrooms, private rear garden, single garage & off road parking. Viewing comes highly advised.

Asking price £310,000

- Highly Desirable Location
- Two Bedroom Maisonette
- Ground Floor
- Private Rear Garden
- Close To Schools & Amenities
- Spacious Throughout
- Garage & Parking
- Viewing Highly Advised

Turnfurlong

Turnfurlong is a highly desirable residential area with many amenities including local shopping areas including nearby Jansel Square comprising of a mini supermarket Budgens, newsagents, dry cleaners, takeaways and a Lloyds pharmacy. Turnfurlong School is very sought after. Access to the town centre is just a short level distance which can be walked or there is also a regular bus service connecting the town and surrounding areas. The town offers a wealth of amenities including rail links to London Marylebone.

Council Tax

Band C

Local Authority

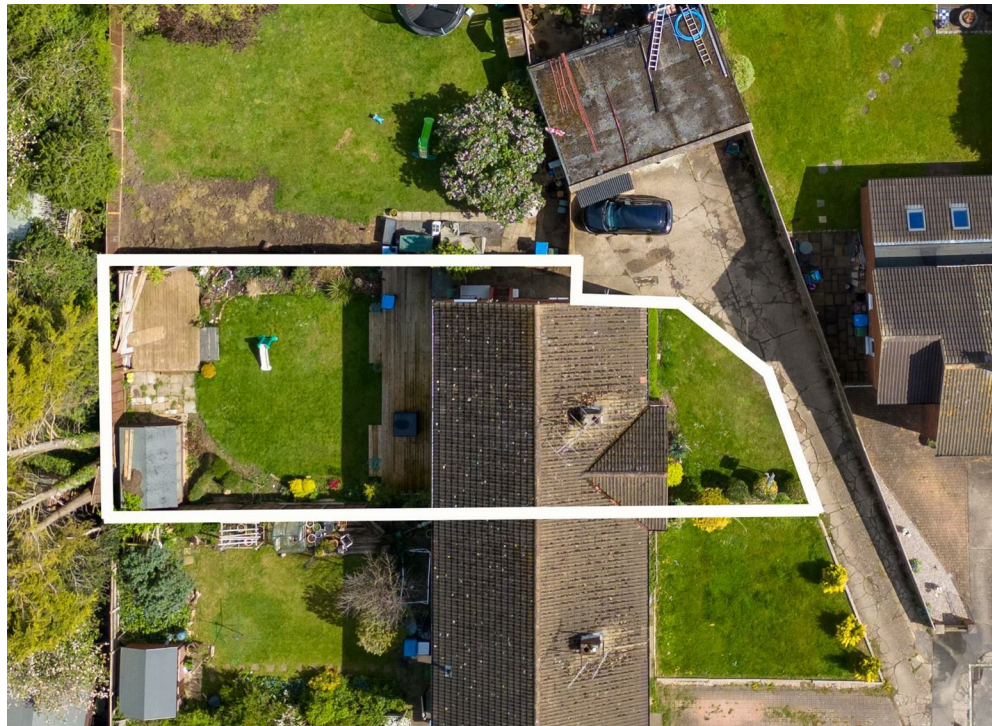
Buckinghamshire Council

Services

All main services available



The property is within walking distance to a range of top schools, both primary and secondary, as well as amenities at the nearby Jansel Square in Bedgrove.



Lease Details

The vendor has advised of the following:

Length of Lease - 199 years
Lease Remaining - 137 years
No Charges

We would strongly recommend you verify this information with your appointed solicitor upon agreeing a sale.

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen, both bedrooms and bathroom. Airing cupboard.

Living Room

Living room consists of a large window, wood effect flooring, radiators, ceiling light fan and space for a sofa set, dining table set and other furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset electric hob and extractor fan, integrated oven, space for fridge/freezer, washing machine, tumble dryer and dishwasher. Door leading out to the private garden.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, tiling to splash sensitive areas, frosted window and radiator.

Bedroom

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

Bedroom

Bedroom consists of wood effect flooring, window, light fitting to ceiling, radiator and space for a double bed and other furniture.

Rear Garden

Private garden with a raised decking area leading to an area of lawn laid with shrubs and plants. Additional decking area to the rear, garden shed and access to the front.

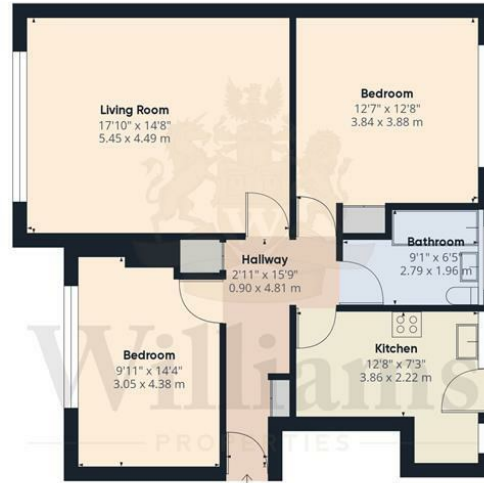
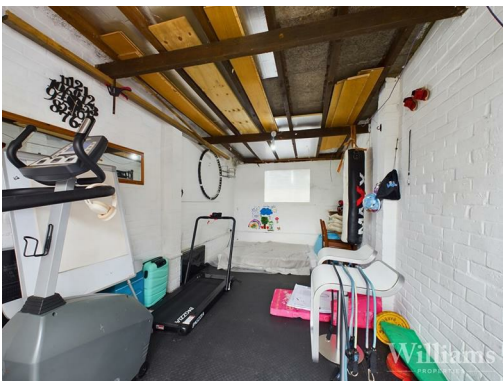
Garage & Parking

Single garage with light and power, off road parking for one vehicle.

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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(13-28) F			
(1-20) G				(1-12) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

991.55 ft²

92.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.