



20 Turney Street

Kingsbrook | Aylesbury | Buckinghamshire | HP20 1AR



20 Turney Street

Kingsbrook | Aylesbury | Buckinghamshire | HP20 1AR

360 VIRTUAL TOUR **Canal Side development ** Williams Properties are pleased to welcome to the market this well presented three bedroom semi detached house set over three floors in the exclusive Canal Side development. Close to local amenities, a popular primary school and good road links to London & Milton Keynes. The property offers living room, kitchen/diner, three bedrooms with an en suite to master, family bathroom, garden, driveway and garage. Viewing is highly recommended on this wonderful home.

Offers over £435,000

Canal Side

Canalside is an exclusive residential area on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The estate is fully privately owned with no social housing and is within walking distance to popular primary school and family facilities including a children's play area, a convenience store and pharmacy as well as a doctor's surgery. There is also regular bus services into and around the town centre. Catchment Junior school - Bierton Church of England Combined School. Catchment Secondary schools - The Grange School (secondary comprehensive) and Aylesbury Grammar and High Schools (segregated Grammar).

Council Tax

Band D

Local Authority

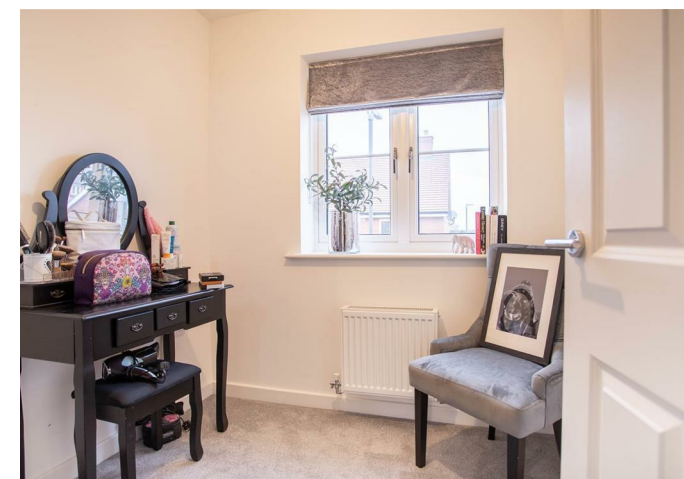
Buckinghamshire Council

Services

All main services available

Entrance Way

The entrance way consists of doors leading to the kitchen/diner, living room and downstairs cloakroom, stairs rising to the first floor.





- Freehold
- En Suite
- Close To Schools
- Close To Town
- Three Bedrooms
- Desirable Location
- Driveway & Garage
- Semi - Detached

Kitchen / Diner

The kitchen/diner consists of a range of wall and base mounted units with a square edge work surface. Inset sink unit with mixer tap, inset gas hob and extractor fan, integrated double oven and fridge/freezer. Window to front, recess spotlights, tiled flooring and space for dining table set.

Living Room

The living room consists of carpet laid to floor, light pendant to ceiling, double doors leading to the garden and space for sofa set and other living room furniture.

Downstairs Cloakroom

The downstairs cloakroom comprises of a low level WC, hand wash basin and window to front aspect.

First Floor

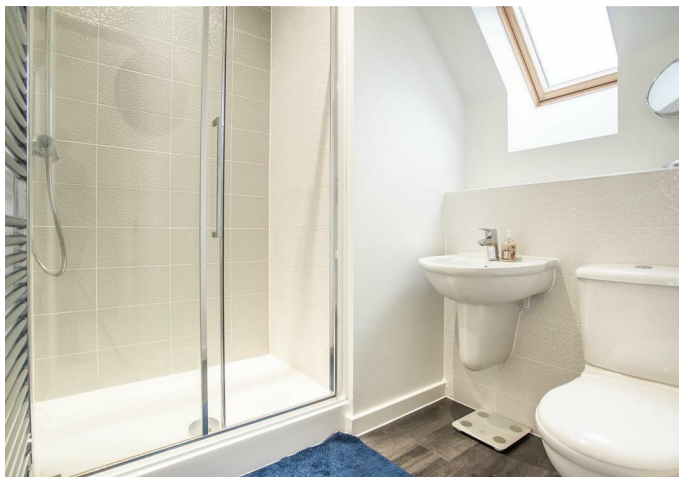
Carpeted landing with stairs rising to the second floor, doors to bedroom two and three and family bathroom. Storage and airing cupboard.

Bedroom Two

Bedroom two consists of carpet laid to floor, window to rear aspect, wall mounted radiator and light pendant to ceiling. Space for king/double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to floor, window to front aspect, wall mounted radiator and light pendant to ceiling. Space for a double bed and other bedroom furniture.



The property is located on the Canal Side development on the South Side of Aylesbury and as such is conveniently placed a short walk away from amenities at the Coppice and Broughton Avenue. There are good road and transport links, with the A41 towards the M25 accessible by car in under five minutes.



Family Bathroom

The family bathroom comprises of a low level WC, hand wash basin and panelled bath with shower attachment. Tiles to splash sensitive areas, window to side aspect and a heated towel rail.

Second Floor

Carpeted stairs rising into the master bedroom.

Master Bedroom & En Suite

The master bedroom has carpet laid to floor, window to front aspect and sky light to the rear. Built in wardrobe, access to loft and door to the en suite. The en suite comprises of a low level WC, hand wash basin and enclosed shower cubicle. Sky light to the rear aspect and tiles to splash sensitive areas.

Garden

Fully enclosed rear garden with a paved patio area, raised decking and grass to the remainder.

Driveway & Garage

The property offers driveway parking and access to up and over garage which has light and power supply.

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
Very energy efficient - lower running costs			
(92-100) A		85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02-10) A			
(11-17) B			
(18-27) C			
(28-37) D			
(38-47) E			
(48-57) F			
(58-67) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1044.15 ft²
97.00 m²

Reduced headroom

12.06 ft²
1.12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.