



13 Wendover Way

| Aylesbury | | HP21 7PR



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Williams Properties are pleased to offer for sale this stunning upgraded three bedroom family home set in the sought after area of Turnfurlong. The property boasts a landscaped rear garden, garage & driveway parking for multiple vehicles, living Room, dining room, kitchen, separate upstairs w/c, three bedrooms, bathroom and separate w/c. The property has undergone a lot of renovations from full re plaster, new central heating, re wiring, new boiler, installation of air conditioning, new driveway and much more (ask agent for full details). Turnfurlong offers excellent local schools including the Grammar Schools. Viewing comes highly recommended on this wonderful property.

£625,000

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Porch

Enter via the front door into recently built porch of which consists of tiled flooring, lighting to the ceiling and space for a shoe storage unit , window to side aspect and a door leading into the hallway.





- Sought After Location
- Extension Potential
- Three Bedroom Semi Detached
- Walking Distance To All Top Schools
- Generous Plot
- Alot Of Modifications Carried Out
- Air Conditioning Throughout
- Walking Distance To The Town Centre/Train Station

Hallway

Modern door leading into the recently renovated entrance hall consisting of doors to the dining room, living room, kitchen, recently fitted solid Oak stairs rise to the first floor landing with under stairs modern push bespoke fitted storage units and wood effect flooring. light pendant to ceiling and a wall mounted radiator.

Living Room

The living room has recently been completely renovated and consists of wood effect flooring, a fitted air conditioning unit, light fitting to the ceiling, a wall mounted radiator and large Windows over looking the front aspect. There is plenty of space for a large sofa suite and other desired living room furniture.

Dining Room

The dining room has also been completely renovated and consists of wood effect flooring, lights fitted to the ceiling, wall mounted lighting, a fitted air condition unit, a wall mounted radiator and sliding doors leading out to the rear garden. Space for a large dining table of chairs and other dining room furniture. Current owners use this room as a second living area.

Kitchen

The kitchen comprises of a range of wall and base mounted units with an inset sink with mixer tap, window to the rear aspect, fitted oven and grill and hob, space for a dishwasher, space for a washing machine, ceiling light and a door to the conservatory/utility.



This highly sought after location boasts easy access to main roads leading south out of the town, main line rail links to London Marylebone only 1.1 mile walk and within easy reach of many other amenities including shopping, leisure and eateries. The catchment schools are highly regarded and the Aylesbury Grammar Schools are just a short walk away.



Conservatory/Utility Area

This conservatory consists of a door to the rear garden. space for a range of utility's and Storage units. and a courtesy door leading into the garage..

First Floor Landing

The first floor landing has been recently fully renovated and consists of wood effect flooring, light fitting to the ceiling, doors to all three bedrooms and both the upstairs w/c and bathroom.

Bedroom

The bedroom has been recently fully renovated and consists of a window to the front aspect, wood effect flooring, lighting to the ceiling, a fitted air conditioning unit, wall mounted radiator and fitted wardrobe. Space for a super king size bed and other bedroom furniture.

Bedroom

The bedroom has been recently fully renovated and consists of a window to the front aspect, a fitted light to the ceiling, wood effect flooring, fitted air conditioning unit and a wall mounted radiator. Fitted wardrobe and space for a bed and other bedroom furniture.

Bedroom

This bedroom has been recently fully renovated and consists of a window to the rear aspect, wood effect flooring, light fitting to the ceiling, a fitted air conditioning unit, wall mounted radiator and fitted wardrobe. Space for a super king size bed and other bedroom furniture.

Bathroom

Bathroom is fully tiled and comprises a hand wash basin vanity unit and a p shaped bathtub of which enables a walk in feature. with overhead shower and screen and tiled to splash sensitive areas. Frosted window to the rear aspect, heated towel rail, storage cupboard and tiled flooring.

Garden

Large maturely landscaped rear garden with a raised paved area, steps leading down to a large areas laid to lawn with established trees, plants and shrubs, and gated access to the front.

Garage And Driveway

Newly Laid driveway providing parking for a number of vehicles, spot lighting to each corner of the driveway and front of the property and garage with up and over door, light and power.

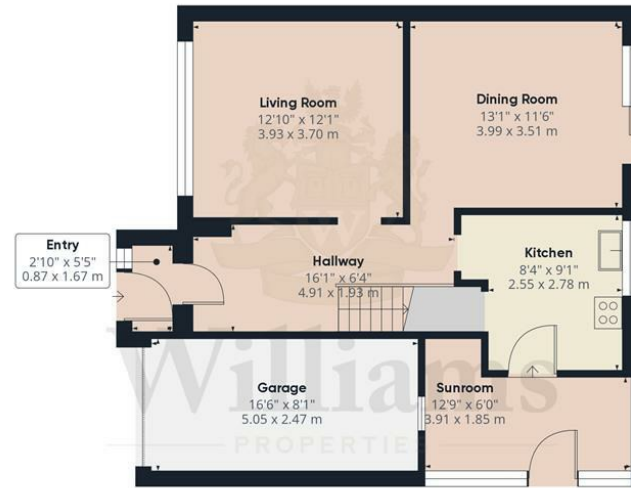
Buyers Notes

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				(71-81) B			
(69-80) C				(59-70) C			
(55-68) D				(47-58) D			
(39-54) E				(29-46) 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			



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾
1221.28 ft²
113.46 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.

Calculations are based on RICS IPMS 3C standard.

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.