



## TURNFURLONG LANE, TURNFURLONG, AYLESBURY

PRICE £525,000  
FREEHOLD

A three bedroom detached house located in the highly sought-after Turnfurlong area, within walking distance of top-rated schools and local amenities. Offered with no upper chain, this home features a garage and driveway parking, a private garden, kitchen, living room, dining room and a convenient downstairs w/c. Upstairs offers three bedrooms and a bathroom suite—ideal for families or buyers seeking a prime location and comfortable living.



# TURNFURLONG LANE

- SOUGHT AFTER LOCATION • NO UPPER CHAIN
- DETACHED FAMILY HOME • GARAGE AND DRIVEWAY PARKING • PRIVATE REAR GARDEN
- CLOSE TO TOP SCHOOLS • CLOSE TO LOCAL AMENITIES • THREE WELL PROPORTIONED BEDROOMS • SCOPE FOR PERSONALIZATION • LIVING ROOM AND DINING ROOM

## LOCATION

Situated approximately a mile from the town centre and close to Turnfurlong Infant and Junior Schools. The estate is short walking distance to the highly regarded Aylesbury Grammar and Aylesbury High Schools. There are good transport links by road towards London, the M25 and M40 via the A41/A413 and a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations, both which are just over a mile and half away. The location is ideal for families with several parks and playgrounds nearby. There are further amenities within walking distance at nearby Jansel Square Centre which has a variety of shops, doctor's surgery and two churches.

## ACCOMMODATION

Upon entering, a welcoming entrance hall provides access to a convenient downstairs w/c, coat hanging area and leads through to the main living areas. The bright dining room features double doors opening into a spacious living room, which benefits from a door leading directly out to the rear garden, creating a seamless indoor-outdoor flow. The kitchen is fitted with an inset gas hob and oven, with space and plumbing for a washing machine and fridge, offering functionality and scope for personalization.

The first floor landing provides access to the loft and leads to three well proportioned bedrooms, each

featuring built-in wardrobes. The bathroom suite comprises a separate shower cubicle, bathtub with shower attachment, WC, wash basin and built-in storage cupboards, providing ample practicality for family life.

To the rear, the property boasts a private garden with both patio and lawned areas, complemented by mature plant and shrub borders. A garden shed offers additional storage space. To the front, there is an integral garage equipped with light and power, along with driveway parking for multiple cars.



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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1254.00 sq ft

**Tenure** – Freehold





Approximate total area<sup>(1)</sup>  
1254 ft<sup>2</sup>  
116.6 m<sup>2</sup>



(1) Excluding balconies and terraces  
  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
  
GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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