



## WESTMORLAND AVENUE, TURNFURLONG, AYLESBURY

PRICE £599,950  
FREEHOLD

A well presented four bedroom semi-detached family home situated in the sought-after Turnfurlong area, conveniently located close to excellent schools and a wide range of local amenities. The accommodation comprises a spacious living room, kitchen/diner, downstairs cloakroom and a versatile family room. Upstairs offers four good sized bedrooms, including an en-suite to the master bedroom, along with a contemporary family bathroom. Outside, the property benefits from a beautifully landscaped rear garden, a garage and a large driveway providing ample off-road parking.



# WESTMORLAND AVENUE

- FOUR BEDROOM SEMI-DETACHED HOUSE • SOUGHT AFTER LOCATION • WELL PRESENTED THROUGHOUT • LANDSCAPED GARDEN • GARAGE AND LARGE DRIVEWAY • MASTER BEDROOM WITH BUILT-IN DRESSING AREA • KITCHEN/DINER • FAMILY ROOM • CLOSE TO TOP SCHOOLS AND LOCAL AMENITIES • EN SUITE, CLOAKROOM AND FAMILY BATHROOM



## LOCATION

Situated approximately a mile from the town centre and directly opposite 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

The property comprises an inviting entrance hall with stairs leading to the first floor and a convenient storage cupboard, along with a cloakroom. The bright living room features a stylish feature fireplace and custom-fitted shutter blinds, providing a warm and welcoming space.

The kitchen/diner is modern and well-equipped, offering an inset electric hob, oven and cooker hood, along with an integrated dishwasher and washing machine. There is ample room for a dining table, and bi-fold doors open onto the garden, creating a seamless indoor-outdoor flow. An additional family

room with access to the garden and garage provides flexible living space.

Upstairs, the landing offers access to the loft. The master bedroom features a built-in dressing area and en-suite. There are three further bedrooms and a family bathroom.

The property benefits from a landscaped garden with a decking area, lawn with borders, shingle area, established trees and a shed. Additional features include a garage and a large driveway, providing ample off-road parking.

This home combines modern comfort with practical living in a highly sought-after location, making it an ideal choice for families.

## WESTMORLAND AVENUE





## WESTMORLAND AVENUE



### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

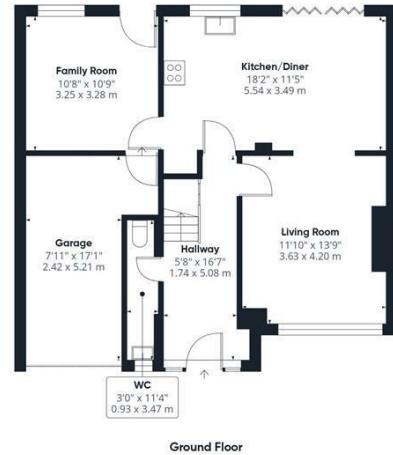
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1646.89 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1452 ft<sup>2</sup>  
135 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	82
(81-91)	B	
(69-80)	C	69
(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

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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

