

4 Bedroom  
Detached  
SUPERB CONDITION  
Village Location

25 MEDLAR STREET  
WESTON TURVILLE HP25 5YQ



**£700,000**

TO ARRANGE A VIEWING CONTACT  
[WESOLDIT.CO.UK](http://WESOLDIT.CO.UK) ON [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)





# LOCATION

Surrounded by countryside Weston Turville Village is situated at the foot of the Chiltern Hills between Aylesbury and the market town of Wendover. The nearest railway station is in the village of Stoke Mandeville less than 3 miles away and connects to London Marylebone in less than an hour. Within catchment for Bedgrove Junior and Infant School.

## THIS HOME FEATURES

POPULAR VILLAGE  
SUPERB CONDITION  
OPEN PLAN KITCHEN  
DINING & FAMILY ROOM  
SITTING ROOM  
4 BEDROOMS  
FRONTING A GREEN  
GARAGE & DRIVEWAY

Nearby shops are available at Bedgrove situated 1.3 miles away providing amenities such as local shops, coffee shops and takeaways. A wider selection of shops and amenities are available in Aylesbury, 3 miles away and Wendover 4 miles away.

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# LIVING AREA

4

## BEDROOMS

*The property offers comfortable bedroom accommodation, comprising three double bedrooms, plus a single bedroom, built in wardrobes to master and second bedroom.*

## BATHROOMS

*Family bathroom comprising wash hand basin and low-level WC, bath with shower attachment, ensuite shower room to master bedroom comprising walk in shower, WC and wash hand basin.*

## KITCHEN/DINING

*The property benefits from a spacious kitchen, dining and family space measuring 25ft and stretching across the back of the property, French doors lead to the rear garden. An ideal family and entertaining space, the well appointed, quality fitted kitchen and utility provide ample space for food prep and cooking whilst the dining and family area create a relaxed space for family time and/or entertaining.*

## SITTING ROOM

*An additional sitting room provides for a separate space for relaxing and family time.*





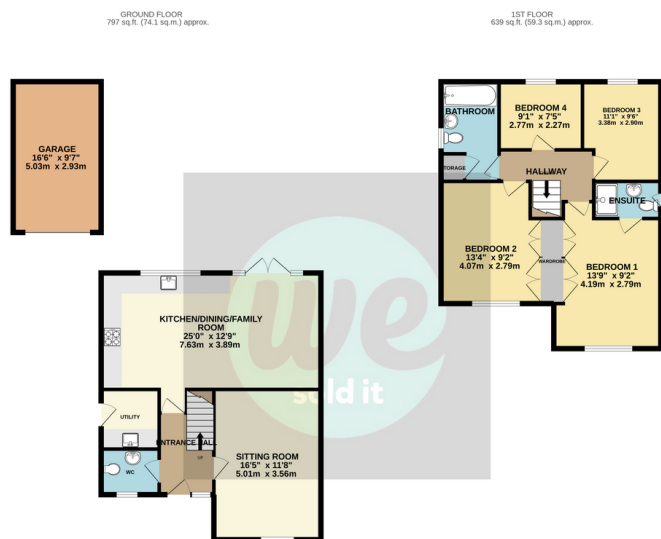
# PROPERTY SUMMARY

A delightful modern detached family home presented in superb condition throughout, fronting a green on this sought after Redrow development in the popular village of Weston Turville. The property comprises entrance hall, guest cloakroom, sitting room, open plan kitchen, dining and family space, separate utility. Whilst on the first floor the property provides comfortable bedroom accommodation comprising three double bedrooms plus a fourth bedroom measuring 9ftx7ft6. Outside the property offers a rear enclosed garden, garage and driveway to side.





Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## OUTSIDE

The rear enclosed garden mainly laid to lawn with patio terrace, border flower beds, courtesy door to garage all enclosed by panel fencing.

## PARKING

Garage and driveway to side, courtesy door to garage.

## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

