

# 5 Bedroom 1930's Semi

43 Turnfurlong, Aylesbury,  
HP21 7PS



**£620,000**

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# LOCATION

Set on the Southside of Aylesbury in a quiet residential location and within highly desirable school catchments for Turnfurlong Junior and Infant Schools. Walking distance to Jansel Square shopping area and the Aylesbury town center. The A41 is a short drive away giving easy access to the M25. You have easy transport links into London

## THIS HOME FEATURES

1930'S SEMI  
EXTENDED  
IMMACULATELY  
REFURBISHED  
GARAGE  
WALK TO GRAMMAR  
SCHOOLS  
WALK TO PARK  
BI-FOLDING DOORS

via Aylesbury town centre train station taking approximately 55 minutes to Marylebone station. The property backs onto Fairmile park making this an ideal family home.

# LIVING AREA

## 5

### BEDROOMS

*The property offers comfortable bedroom accommodation with five bedrooms located on the first floor.*

### BATHROOMS

*The property benefits from a family bathroom comprising of traditional style high level w/c, pedestal sink, free standing roll top bath, radiator with towel rail, and a window to the rear aspect. The shower room comprises a double shower cubicle, low level w/c, wash hand basin, heated towel rail, window to the side aspect, and tiled splash backs. On the ground floor, you have a guest cloakroom.*

### RECEPTION

*The property offers a large living room which was formerly two receptions which have been knocked through to provide a large open space with bay window to the front, log burner, bi-folding doors to the kitchen/ diner and engineered oak flooring.*

### KITCHEN/ DINER

*The kitchen has a range of storage units at base and eye level, space for range cooker with hood over, inset single bowl sink with drainer, hot tap and ambient water filter, integrated dish washer, fridge, microwave oven and AEG coffee machine, kickboard lighting, under cabinet lighting, inset ceiling speakers, Staron worksurfaces with pop up power points, velux window, bi-folding doors to garden, engineered oak flooring, spot light down lights.*

### UTILITY

*The utility room has a range of storage units at base level, space for washing machine and tumble dryer, single bowl sink and drainer with mixer tap, Staron work surfaces, door to cloakroom, garden and garage.*



# PHOTOS





# PROPERTY SUMMARY

*We Sold It are pleased to present this stunning five bedroom semi-detached home located just a stones throw away from the highly sought-after local grammar schools and Turnfurlong junior and infant schools. This property has been immaculately maintained, extended, and updated by the current owners and must be viewed to be appreciated. Property comprises extended entrance hall, large living room with bay window and log burner, kitchen/ diner with bi-folding doors to the garden, utility room, cloakroom, five bedrooms, two bathrooms, landscaped rear garden, garage and driveway parking.*





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

## Outside

*The rear garden is mainly laid to an artificial lawn, decked steps down to a decked seating area, gated rear access leading to Fairmile park, summer house with power and log burner, planted border with mature tree and pond, outside tap, double socket, external lighting, gated side access.*

## Parking

*The property benefits from a large gravelled driveway for multiple cars and a single garage with power, tap and lighting.*

## 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.

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## NOTE

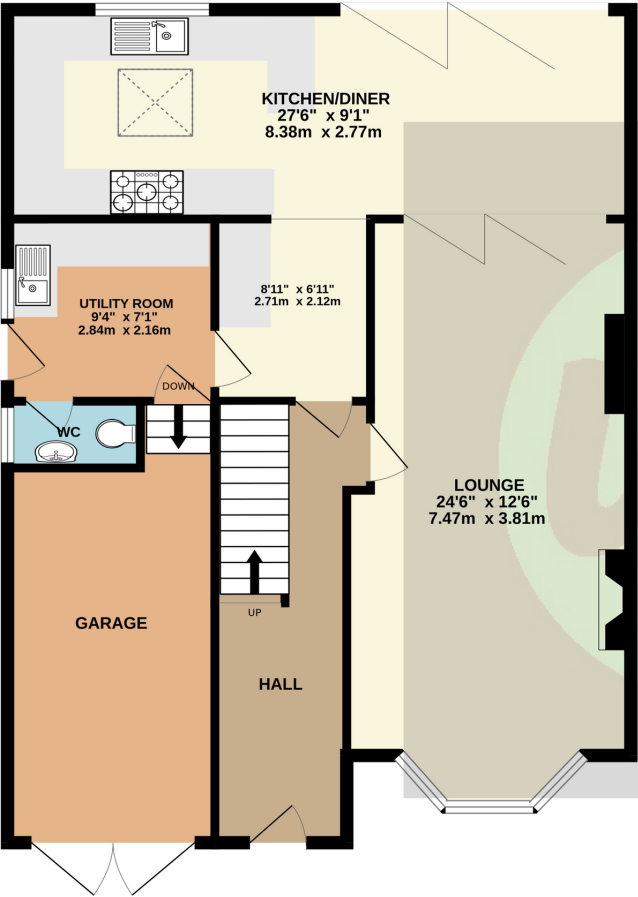
*In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.*



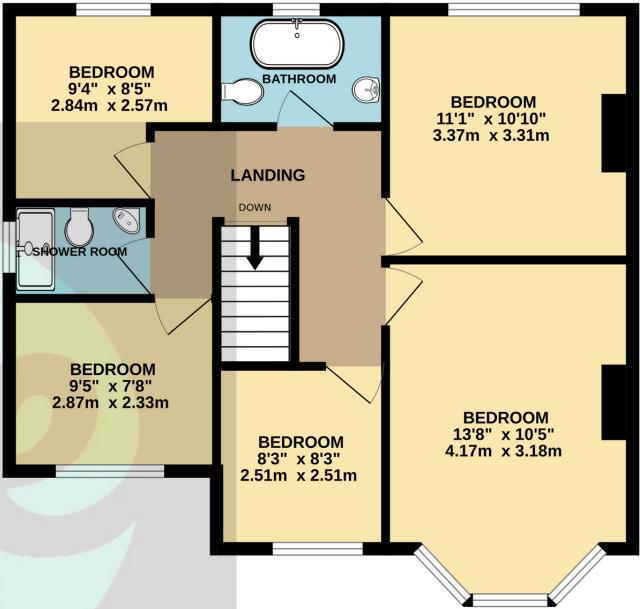


# Floorplan

GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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