



50 Westmorland Avenue

| Aylesbury | Buckinghamshire | HP21 7HS



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Williams Properties are delighted to welcome to the market this extended five bedroom semi-detached house in Turnfurlong, within walking distance of top rated primary and secondary schools. The property is in good condition throughout and consists of a kitchen, living room, dining room, store room, five bedrooms, bathroom and a shower room. Outside there is an enclosed rear garden and driveway parking for four vehicles. Viewing is strongly recommended on this superb family home.

## Guide price £525,000

- Five Bedrooms
- Two Reception Rooms
- Desirable Location
- Walking Distance To Shops
- Semi-Detached
- Extended
- Bathroom And Shower Room
- Viewing Highly Recommended

### 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 E

### Local Authority

Buckinghamshire Council

### Services

All main services available.

### Entrance

Enter via the front door into the porch. There is a further door leading into the entrance.

### Living Room

Spacious living room consists of carpet laid to the floor, window to the front aspect and double doors leading out into the rear garden. There is ample space for a three piece suite and a range of other living room furniture.

### Dining Room

Dining room consists of wooden flooring and a window to the front aspect. There is space for a dining set and other dining room furniture.



The property is within walking distance to a range of top rated schools including Turnfurlong Infant and Junior School, Bedgrove Infant School and Aylesbury High and Grammar Schools. Shopping and grocery amenities are located on Bedgrove and easily accessible on foot.



**Kitchen**

Kitchen consists of kamdean flooring and a range of wall and base mounted units, with composite granite effect worktops. Inset sink, draining board and mixer tap. There is an integrated dishwasher, water softener, washing machine, separate fridge and separate freezer. Free standing oven and gas hob with space for a wine fridge. Windows to the rear aspect and doors leading out into the rear garden and into the store room.

**First Floor**

Carpeted stairs rise up to the first floor landing. There are doors leading into all five bedrooms, bathroom, shower room and storage cupboard.

**Bedroom One**

Bedroom one consists of carpet laid to the floor, window to the front aspect, built in wardrobe and USB sockets. There is space for a double bed and other bedroom furniture.

**Bedroom Two**

Bedroom two consists of carpet laid to the floor, window to the rear aspect and USB sockets. There is space for a double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three consists of carpet laid to the floor, fitted wardrobe and a window to the front aspect. There is space for a double bed and other bedroom furniture.

**Bedroom Four**

Bedroom four consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

**Bedroom Five**

Bedroom five consists of carpet laid to the floor, fitted wardrobe, fitted office workspace with potential for a study and a window to the front aspect. There is space for a bed and other furniture.

**Bathroom**

Bathroom suite consists of kamdean flooring and tiles laid to the surround. There is a panelled bathtub with a rain head and hand wand shower head, hand wash basin and low level WC. Windows to the rear aspects and a storage cupboard.

**Shower Room**

Shower room consists of kamdean flooring and tiles laid to the surround. There is a shower cubicle, hand wash basin and low level WC. Window to the side aspect.

**Rear Garden**

Enclosed rear garden with patio leading out from the living room and kitchen, with artificial grass laid to the remainder. There is a wooden gate for side access.

**Parking**

There is a driveway to the front of the property for four vehicles.

**Buyer 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.

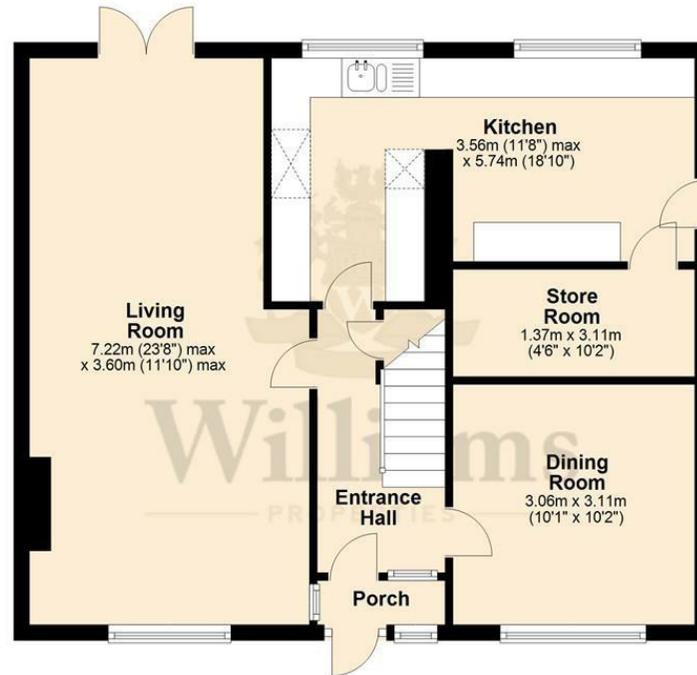
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		80	65
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-00) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



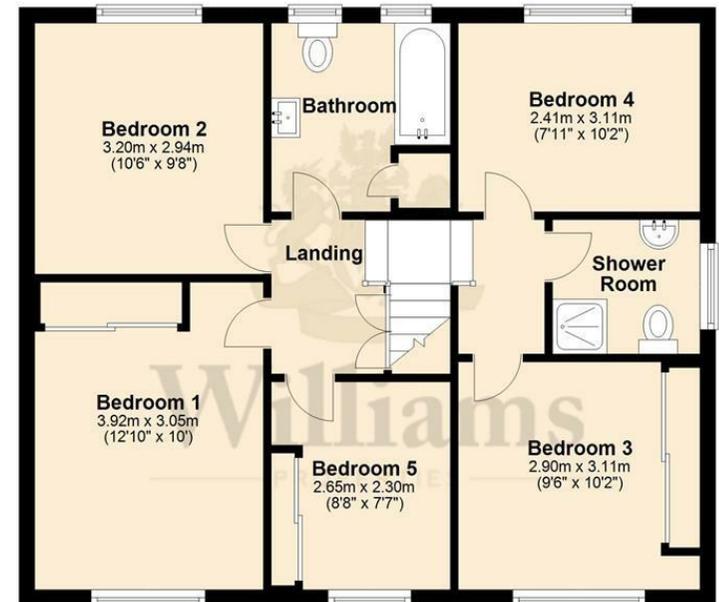
### Ground Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



Total area: approx. 127.8 sq. metres (1376.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



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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.