



Turnham Close

Winslow | Buckingham | MK18 3GQ



**Williams**  
PROPERTIES

# Turnham Close

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360 VIRTUAL TOUR - Williams Properties are pleased to bring to the market this outstanding four bedroom detached house set in Winslow, Buckingham. The property offers a lounge, study, open plan kitchen/diner, downstairs cloakroom, four bedrooms with en-suite to master and family bathroom. Enclosed rear garden with garage and driveway parking. Viewing is highly recommended on this fantastic family home.

Offers in excess of £565,000

## Winslow

Winslow is a market town and civil parish designated as a town council in the Aylesbury Vale district of north Buckinghamshire. There are a range of schooling options for both infants/juniors and secondary, and a regular bus route serves the area. Amenities include shops, restaurants and a Co-Operative food store and further shops are located approximately 6 miles from Buckingham and a forthcoming Winslow Railway Station, with links to Milton Keynes, London Marylebone and Bicester Village.

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

The entrance hall consists Amtico flooring with entrances to study, lounge, downstairs cloakroom and open plan living/kitchen/diner.

## Lounge

The lounge consists of carpet laid to floor, double light pendants to ceiling and window to the front aspect. Space for a sofa set and a range of other living room furniture.





- Four Bedroom Detached
- Village Location
- Enclosed Rear Garden
- Beautiful Modern Home
- Velux Windows
- Driveway with Garage
- En-Suite to Master
- Utility Cupboard/Bar
- Family Bathroom
- Separate Office Space

#### Study

The study consists of Amtico flooring, light pendant to ceiling, wall mounted radiator and window to the front aspect. Space for a desk and other office furniture.

#### Open Plan Living Area / Kitchen

The kitchen/diner consists of a range of wall and base mounted units with a square edge Quartz worktop, inset sink bowl unit with mixer tap, inset induction hob and extractor fan. Integrated fridge/freezer, double oven and dishwasher. Space for a dining table set. The open plan living area consists of Amtico flooring, Electric Velux windows and French Doors to the rear garden. Utility cupboard with space for for a washing machine and tumble dryer. Space for sofa set and other furniture.

#### Downstairs Cloakroom

The downstairs cloakroom comprises of a low level WC, hand wash basin, wall mounted radiator and tiles to splash sensitive areas.

#### First Floor

Doors to all four bedrooms and bathroom.

#### Master Bedroom & En Suite

The master bedroom consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the front aspect. Built in wardrobe and space for a king/double bed and other bedroom furniture. The en suite comprises of a low level WC, hand wash basin and shower cubicle. Recess spotlights, tiled flooring and a window to side aspect.



The property is conveniently located a short walk away from Winslow town centre offering a variety of shops, restaurants and amenities. Local schools include Winslow Church of England School, Sir Thomas Fremantle School, Buckingham School and Royal Latin School.



**Bedroom Two**

Bedroom two consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to front aspect. Space for double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the rear aspect. Space for a double bed and other bedroom furniture.

**Bedroom Four**

Bedroom four consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the rear aspect. Space for a single bed and other bedroom furniture.

**Bathroom**

The bathroom comprises of a low level WC, hand wash basin, panelled bath with shower attachment and a separate shower cubicle. Tiling to splash sensitive areas, recess spotlights, tiled flooring and window to the front aspect.

**Garden**

Rear Garden is Enclosed with a landscaped outer-edge.

**Driveway & Garage**

Driveway parking for two vehicles. Garage with light and power supply.

**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 plus) A		85	92
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(09-00) D			
(09-04) E			
(21-30) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0 Building 1



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

1352.98 ft<sup>2</sup>

125.70 m<sup>2</sup>

Reduced headroom

11.52 ft<sup>2</sup>

1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

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.