



12 Webster Road

| Aylesbury | Buckinghamshire | HP21 7FJ



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Williams Properties are delighted to welcome to the market this four bedroom detached home on the Turnfurlong/Bedgrove borders in Aylesbury, Buckinghamshire. The property sits on a quiet cul de sac and consists of an entrance hall, living room, dining room, kitchen, utility, downstairs w/c, four bedrooms, an en suite and a family bathroom. Outside there's a private enclosed rear garden, a double garage and driveway for two vehicles. Viewing is highly recommended on this fantastic family home.

£565,000

Turnfurlong

Turnfurlong is a highly desirable residential area with many amenities including local shopping areas including nearby Jansel Square comprising of a mini supermarket Co-op, newsagents, Sainsburys, morrisons daily, 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 F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway, comprised of carpet underfoot, spotlights to the ceiling, a wall mounted radiator and doors to the kitchen, cloakroom, dining room and lounge.

Living Room

The living room is composed of a window to the front aspect, carpet underfoot, two fitted lights to the ceiling, a feature fireplace, two wall mounted radiators and sliding doors to the enclosed rear garden.





- Sought After Location
- Double Garage & Driveway
- Set On A Quiet Cul De Sac
- Four Bedroom Detached Property
- Walking Distance To Schools
- Secluded Enclosed Rear Garden

Dining Room

The dining room is comprised of carpeted flooring, a pendant light to the ceiling, a window to the rear aspect, a wall mounted radiator and space for a dining set and other furniture.

Kitchen

This kitchen features wood effect flooring, a window to the rear aspect, spotlights to the ceiling and a range of wall and base mounted units including an integrated oven, microwave, dishwasher, sink with a mixer tap and draining board, electric stove and extractor. Space for other white good such as a fridge/freezer.

Utility

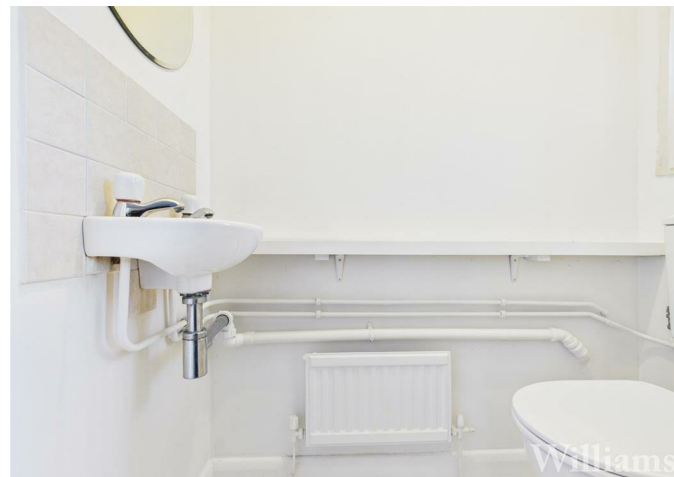
This utility features wood effect flooring, a wall mounted radiator, a window to the front aspect, a light to the ceiling, a base mounted unit, an inset sink with a mixer tap and tiling to splash sensitive areas. A side door allows access to the side aspect.

Cloakroom

The downstairs cloakroom features tiled flooring, a wall mounted radiator, hand wash basin with hot and cold taps, a low level w/c and a fitted light to the ceiling.

Landing

The first floor landing features a window to the front aspect, carpeted flooring, a pendant light to the ceiling, and doors to all bedrooms and the family bathroom.



The property is within walking distance to a range of top schools, both primary and secondary, as well as amenities at the nearby Jansel Square in Bedgrove. The property is in fantastic order throughout and ideal for a family home.



Bedroom

This bedroom is comprised of carpeted flooring, a window to the front aspect, a wall mounted radiator, a pendant light to the ceiling and space for a single bed and other bedroom furniture.

Bathroom

The family bathroom is comprised of fully tiled walls and flooring, a frosted window, low level w/c, hand wash basin with a mixer tap, a panelled bathtub with a mixer tap and shower head and spotlights to the ceiling.

Bedroom

This bedroom is composed of wood effect flooring, a window to the rear aspect, a wall mounted radiator, a pendant light to the ceiling and space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a window to the rear aspect, a wall mounted radiator, a pendant light to the ceiling and space for a double bed and other bedroom furniture.

Master Bedroom

The master bedroom features a wall mounted radiator, a pendant light to the ceiling, a window to the rear aspect, door to the en suite, carpet underfoot and space for a king sized bed and other bedroom furniture.

En Suite

This en suite shower room features tiled flooring and fully tiled walls, a low level w/c, a hand wash basin with a mixer tap, a fitted light to the ceiling, a frosted window and an enclosed shower unit.

Garden

The enclosed rear garden is comprised of a tiled patio area with ample space for garden furniture, grass lawn to the remainder and tall hedges line the border providing privacy.

Garage & Parking

There is a double garage to the side of the property with a side access door, and two up and over doors. Driveway parking to the front of the property for two 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92-100) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(43-54) E			(55-68) D		
(31-42) F			(43-54) E		
(21-30) G			(31-42) F		
(1-20)			(1-20) G		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



