

Walton Place, Weston Turville

£400,000

TIM RUSS & Company

- Three-Bedroom Semi-Detached Home with Huge Potential
- Exciting Potential to Modernise, Improve and Extend (STPP)
- Fantastic Opportunity to Create a Home Tailored to Your Own Taste
- Sought-After Residential Location Within Weston Turville, Convenient for Local Amenities and the Surrounding Chiltern Countryside
- Convenient Access to Local Village Amenities and Facilities
- Within Easy Reach of Wendover, Aston Clinton and Aylesbury
- Ideal Purchase for First-Time Buyers, Families or Those Seeking a Property with Potential
- Convenient Ground Floor Cloakroom/WC & Separate Utility Room
- Spacious Living/Dining Room Providing Ample Room for Relaxing and Entertaining
- Generous Rear Garden Offering Excellent Outdoor Space

- EPC Rating: D
- Council Tax Band: D
- Tenure: Freehold

Weston Turville is an attractive village conveniently located between Aylesbury and Wendover with a bus route linking both. There is a combined infant and junior school, small parade of shops, well attended church, three pubs/restaurants, a golf club and a village hall. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale. Road access to London could either be via the A413 and M40 or the A41 and M1 and the neighbouring village of Wendover has a railway station which is on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, Health Centre, Dentists, Library. The renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School.







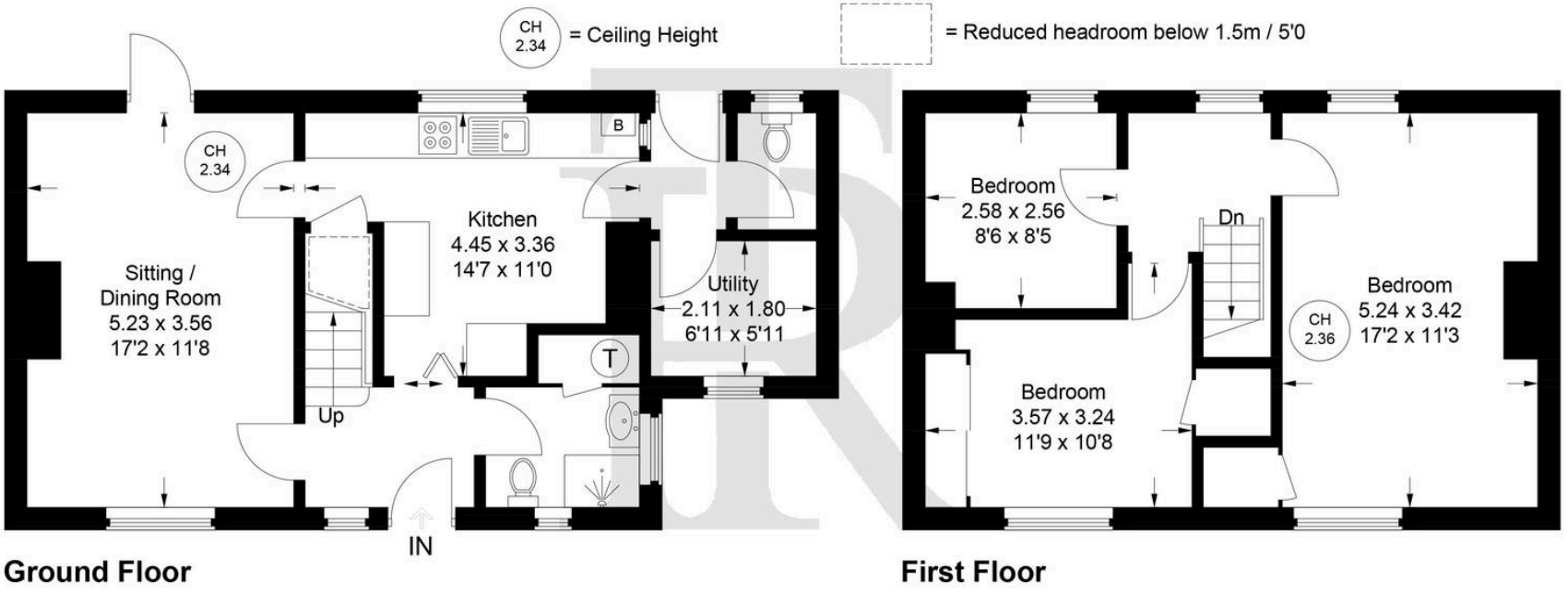






This three-bedroom semi-detached home presents an exciting opportunity for buyers seeking a property with huge potential in the sought-after village of Weston Turville. Ideally positioned for convenient access to local village amenities, as well as the surrounding Chiltern countryside, this property is within easy reach of Wendover, Aston Clinton and Aylesbury. The home offers a spacious living and dining room, providing ample space for both relaxing and entertaining. There is a separate utility room and a convenient ground floor cloakroom/WC, as well as a ground floor family bathroom. The layout is ideal for families, first-time buyers or those searching for a property with scope to modernise, improve or extend (subject to planning permission). The residence also falls within catchment for local schools and grammar schools, making it a practical choice for families with children. With the potential to create a home tailored to your own taste, this property is a fantastic opportunity to add value and personalise your living space.

The generous rear garden is a particular highlight, offering excellent outdoor space for children to play, gardening enthusiasts or those who enjoy alfresco dining and entertaining. The garden provides plenty of scope for landscaping or further extension (subject to planning permission), while mature shrubs and trees offer privacy and a pleasant outlook. There is also side access to the property, allowing for convenient movement between the front and rear gardens. The front garden features a driveway providing off-road parking, with potential for additional parking if required. The property is set within a quiet residential location, offering a peaceful environment while remaining close to local amenities, transport links and the beautiful open spaces of the Chiltern Hills. This home is ideal for buyers looking to enjoy village life with the benefit of generous outside space and the flexibility to create a bespoke family home. Early viewing is highly recommended to fully appreciate the potential and outdoor space this property has to offer.



Walton Place, HP22 5RD

Approximate Gross Internal Area
Ground Floor = 51.4 sq m / 553 sq ft
First Floor = 42.8 sq m / 461 sq ft
Total = 94.2 sq m / 1014 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For more information please visit our website.

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