



Kempster Way, Weston Turville - HP22
£450,000

 **TIM RUSS**
& Company



- Three bedroom semi-detached family home offering versatile living accommodation
- Private driveway with off-street parking for multiple vehicles
- Generous living room providing a bright, family-friendly space
- Kitchen and separate dining area ideal for everyday family life
- Modern family bathroom with contemporary fixtures
- Enclosed rear garden
- Established residential location in sought-after Weston Turville
- Close to local amenities, schools and transport links
- Close to scenic walking routes, parks and green spaces
- Ideal first-time buy or investment opportunity

- 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 beautifully presented three-bedroom semi-detached home is set within the highly sought-after village of Weston Turville, offering flexible and well-planned accommodation perfectly suited to modern family living. Upon entering, a welcoming hallway leads through to a spacious sitting/dining room, creating a bright and inviting environment ideal for both relaxing and entertaining.

The contemporary kitchen is thoughtfully fitted with integrated appliances and provides a practical yet stylish space designed to cater for everyday family life. Arranged over three floors, the property offers excellent separation of living and sleeping space. The top floor is dedicated to an impressive principal bedroom complete with its own en-suite shower room, forming a peaceful and private retreat. The first floor accommodates two further well-proportioned bedrooms, served by a modern family bathroom. Generous storage throughout enhances the home's overall functionality.

Outside, the enclosed rear garden provides a wonderful setting for outdoor enjoyment. Mainly laid to lawn and bordered by mature planting and secure fencing, it offers a safe and private space for children, entertaining, or alfresco dining. There is additional scope for keen gardeners to introduce planting beds or a vegetable patch, while gated side access conveniently links the front and rear of the property. To the front, a private driveway offers off-street parking for multiple vehicles and benefits from an electric vehicle charging point. The neatly maintained, low-maintenance frontage adds to the property's strong kerb appeal.

Situated in an established residential area, the home enjoys a peaceful setting while remaining close to local amenities, reputable schools and excellent transport connections, including Stoke Mandeville and Aylesbury stations with direct links into London. Weston Turville Reservoir and surrounding green spaces are also within easy reach, perfect for walking, cycling and outdoor recreation.





First Floor

Second Floor

Kempster Way, HP22

Approximate Gross Internal Area
 Ground Floor = 40.4 sq m / 435 sq ft
 First Floor = 40.1 sq m / 432 sq ft
 Second Floor = 28.8 sq m / 310 sq ft
 Total = 109.3 sq m / 1177 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

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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