



Bodge Piece, Weston Turville Aylesbury HP22 3BR



Presenting an exceptional opportunity to acquire an immaculate, energy-efficient semi-detached residence in the highly desirable Buckinghamshire village of Weston Turville. Constructed in 2023 by Cala Homes, this contemporary property showcases show home condition throughout and benefits from the peace of mind provided by an active NHBC warranty.

Boasting three generously proportioned double bedrooms-two of which feature their own en-suite bathrooms-this stylish home has been carefully designed for modern family living. A sleek family bathroom and an additional WC ensure convenience for all, while an abundance of storage space has been thoughtfully integrated to support an organised lifestyle.

Outside, a private driveway with an electric vehicle charger demonstrates forward-thinking sustainability and provides practical off-street parking.

Location

Weston Turville is a picturesque village renowned for its tranquil atmosphere and vibrant community spirit. The location offers easy access to a variety of sought-after local schools, including those within the Grammar School catchment area, making it an ideal spot for growing families. Residents enjoy scenic walks and countryside pursuits, while nearby market towns offer boutique shopping, cafes, and eateries, all within convenient reach.

This energy-efficient, beautifully presented home blends luxurious modern living with a fantastic location. Early viewing is highly recommended to appreciate all that this outstanding property has to offer. Contact us today to arrange your personal tour.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is a service charge of £299 per annum.





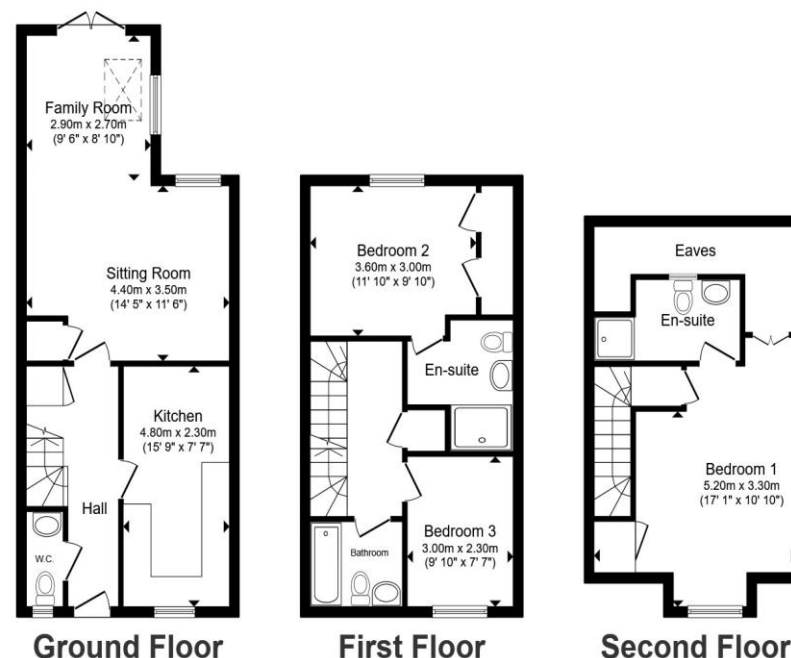
welcome to Bodge Piece, Weston Turville Aylesbury

- Three double bedroom semi detached home
- Two en suite shower rooms plus family bathroom
- Built in 2023 with remaining NHBC warranty
- EV charging point installed
- Excellent energy efficiency and low running costs

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

guide price
£450,000

A superb, three year old spacious three double bedroom semi in Show Home condition, on a small, desirable development.



Total floor area 107.4 m² (1,156 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Reference:
TRG109097 - 0005

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