

# hillyards.

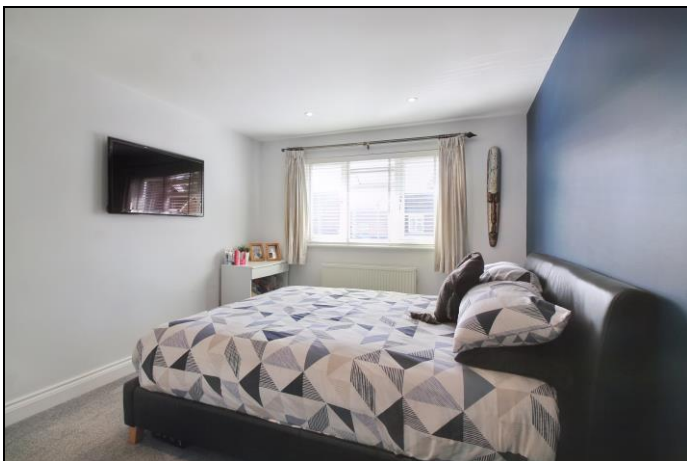


A stunning semi-detached house that has been recently extended and refurbish to a very high standard throughout. The property will make the perfect family home as it situated on a quiet cul-de-sac in the popular village of Aston Clinton that offers sought-after school catchment as well as excellent transport links. Accommodation consists of lounge, study, large kitchen/diner/living area & shower room to the ground floor and four bedrooms and bathroom to the first floor. Other benefits include detached work room with W/C, enclosed rear garden, driveway parking and storage room. An internal viewing comes highly recommended to truly appreciate the lay-out, condition and location of this impressive property.

**£525,000**

Overstrand, Aston Clinton, Buckinghamshire. HP22 5NA

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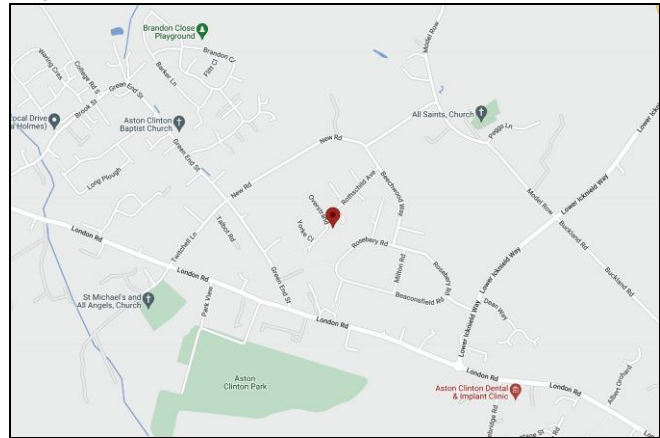
## Garden

There is an enclosed rear garden laid mainly to artificial lawn with initial and side patio area plus access to work room & storage room.

## Driveway parking

There is driveway parking to the front of the property for two vehicles.

## Map



## Council Tax Band

D (approximately £2230.00 per annum based on 2 adults residing at the property).

## Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Property Misdescription Act 1991:** For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations 2003:** Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

**Property Details:** Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

**Floor plan:** Not to scale, for illustrative purposes only.