





Guide Price
£1,160,000

Set in a secluded location on a private road this five bedroom beautifully presented detached family home sits on a South Westerly plot which extends to approximately a quarter of an acre. Benefits include an en-suite master bedroom, downstairs wet room, three reception rooms, kitchen/dining room, utility, generous rear garden with studio and driveway parking for numerous cars.

Property Description

ENTRANCE

Covered porch with half glazed door to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, two radiators, coving to ceiling, recessed spotlights. Wooden flooring. Doors to kitchen/breakfast room, dining room, lounge, study and bedroom five.

LOUNGE

Double glazed double doors and windows to rear aspect, feature fireplace with inset gas fire with tiled surround and wooden mantel, two radiators, coving to ceiling.

DINING ROOM

A double aspect room with double glazed windows to front and side aspects, radiator, coving to ceiling.

STUDY

Double glazed window to front aspect, radiator, fitted shutters and door to bedroom five which offers the potential to be used as a self contained area.

KITCHEN/BREAKFAST ROOM

Fitted with a range of storage cupboards at base and eye level with granite work surface areas over, stainless steel one and a half bowl and drainer with mixer tap over, a range cooker with extractor hood over, eye level Neff oven and microwave, integrated dishwasher, recessed spotlights, tiled flooring, two radiators, double glazed windows and double glazed double doors to rear aspect, further double glazed door to side aspect.

UTILITY

A range of base level units, stainless steel single drainer sink unit with mixer tap over, space and plumbing for a washing machine, floor standing gas combi boiler, radiator, tiled flooring, double glazed window. Door to WC.

CLOAKROOM

Low level WC, Wash hand basin. Tiled flooring.

BEDROOM FIVE

Double glazed window to front aspect with fitted shutters, radiator, doors to en-suite wet room and study.

EN-SUITE

Double glazed window, comprising a tiled shower area, pedestal wash hand basin, low level w.c., fully tiled walls and flooring, heated towel rail, recessed spotlights.

LANDING

Recessed spotlights, coving to ceiling.

BEDROOM ONE

Double glazed window to rear aspect, built in wardrobes, radiator. Door to en-suite.

EN-SUITE

Double glazed velux window, comprising a tiled shower cubicle, pedestal wash hand basin, low level w.c., heated towel rail, fully tiled walls and flooring, recessed spotlights.

BEDROOM TWO

Double glazed window to rear aspect, radiator, built in wardrobes, eaves storage cupboard.

BEDROOM THREE

Double glazed window to front aspect, eaves storage cupboard, radiator, built in wardrobe.

BEDROOM FOUR

Double glazed window to front aspect, radiator, access to loft space.

BATHROOM

Double glazed velux window, comprising a panelled bath with mixer tap and shower attachment over, tiled shower cubicle, pedestal wash hand basin, low level w.c., fully tiled walls and flooring, heated towel rail, recessed spotlights.

OUTSIDE

CAR PORT

Providing covered parking and storage.

FRONT GARDEN

Shingled and block paved coachman's driveway, lawn area, timber double doors leading to lean to garage.

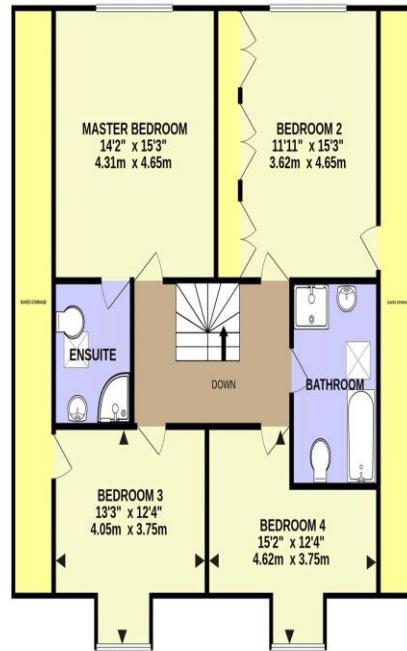
REAR GARDEN

South Westerly facing, mainly laid to lawn with patio area, tree and shrub beds, a range of outbuildings including timber garden studio with power and lighting, storage shed with power with additional storage shed and greenhouse. Outside light, door to car port, further gated side access.

GROUND FLOOR
1817 sq.ft. (168.8 sq.m.) approx.



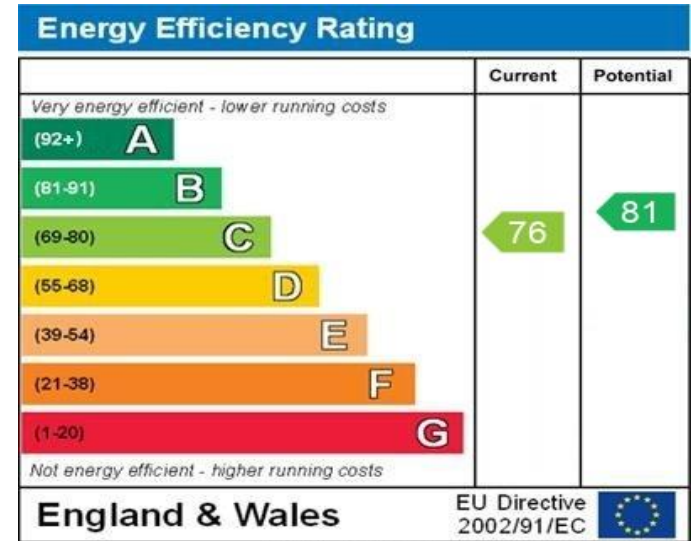
1ST FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TALBOT ROAD, ASTON CLINTON HP22 5JH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 2999 sq.ft. (278.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents