





Guide Price
£475,000

Located in the popular village of Aston Clinton close to local amenities and within the grammar school catchment area, this well presented three-bedroom semi-detached home is welcomed to the market offering lounge with wood burner, kitchen/dining room and family bathroom. Over benefits also include driveway parking and rear garden.

Property Description

ENTRANCE

Double glazed leaded light door to:

ENTRANCE HALL

Stairs to first floor, tiled floor, radiator.

LOUNGE

Double glazed window to front aspect. Fireplace with wood burning stove and wooden mantle over, radiator, glazed double doors to:

KITCHEN/DINING ROOM

Fitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink with mixer tap, built in oven and hob with extractor fan over, recessed spot lighting, understairs storage cupboard, radiator. Double glazed window to rear, double glazed door to side.

LANDING

Double glazed window to side, access to part boarded loft space with lighting via extending ladder.

BEDROOM ONE

Double glazed window to front. Radiator, built in wardrobes.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to front. Built in wardrobe, radiator.

BATHROOM

Comprising panelled bath with shower unit over, wash hand basin with storage cupboard below, low level w.c. part tiled walls, heated towel rail. Double glazed window.

OUTSIDE

FRONT GARDEN

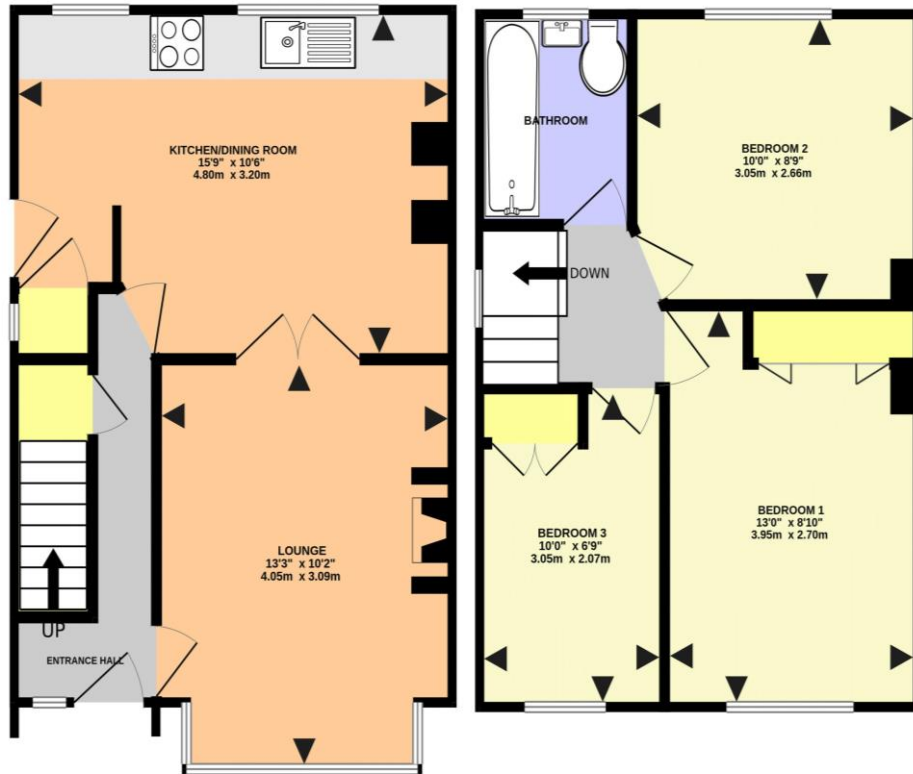
Paved driveway, lawn with flower beds. Fence and gated access to side of property.

REAR GARDEN

Mainly laid to lawn with patio area and flower and shrub beds, all enclosed by fencing, outside lighting and cold water tap, gated access to front, ornamental fish pond.

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



LONDON ROAD, ASTON CLINTON HP22 5HN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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