







**Guide Price**  
**£750,000**

Located at the end of a quiet cul-de-sac in the village of Aston Clinton which offers amenities such as shops, pubs and local parks this four bedroom detached family home is welcomed to the market comprising open plan kitchen/dining room, lounge with feature fire place, study, utility and downstairs cloakroom and a main bedroom with ensuite shower room. Other benefits include front and rear gardens with double garage and driveway parking for two cars. The property is also marketed with no onward chain.

# Property Description

## ENTRANCE PORCH

Door with double glazed side panel to:

## ENTRANCE HALL

Stairs to first floor, radiator, range of built in cupboards, opening to kitchen/dining room and glazed door to lounge.

## LOUNGE

Double glazed double doors and two double glazed windows to side, feature fireplace, two radiators, door to study.

## STUDY

A double aspect vaulted room double glazed windows to both sides. Radiator.

## KITCHEN/DINING ROOM

Open plan room which has a range of both floor and wall mounted units with wooden work surfaces over, butlers sink with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher and fridge, two radiators, double glazed leaded light bay window to front and double glazed window to rear, half glazed door to utility room.

## UTILITY ROOM

Plumbing for automatic washing machine and space for tumble dryer, tiled floor, double glazed door to rear and door to cloakroom.

## CLOAKROOM

Low level w.c., wash hand basin with mixer tap, part tiled walls, tiled floor, radiator. Frosted double glazed window and radiator.

## LANDING

Radiator, access to loft space.

## BEDROOM ONE

Double glazed leaded light window to front. Built in wardrobes, radiator, door to:

## ENSUITE

Tiled shower cubicle, pedestal wash hand basin, low level w.c. part tiled walls, radiator, extractor. Double glazed leaded light window.

## BEDROOM TWO

Two double glazed leaded light windows to front. Radiator,

## BEDROOM THREE

Double glazed window to rear. Radiator.

## BEDROOM FOUR

Double glazed window to rear. Radiator.

## BATHROOM

Panelled bath with shower unit over, pedestal wash hand basin, low level w.c. part tiled walls, radiator, extractor fan. Double glazed window to front.

## OUTSIDE

## DOUBLE GARAGE

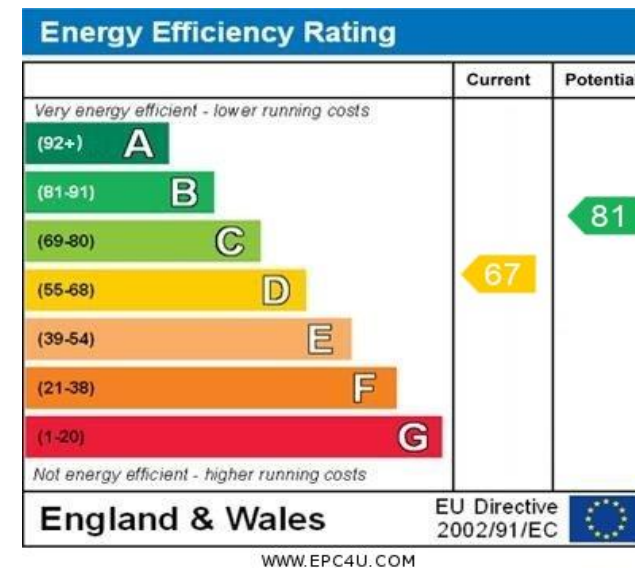
Twin up and over doors, power and light, wall mounted boiler, window to side and door to rear.

## FRONT GARDEN

Mainly laid to lawn with driveway providing hardstanding.

## REAR GARDEN

Mainly laid to lawn with timber decked and paved patio areas, flower and shrub beds, all enclosed by panel fencing, outside cold water tap, gated side access.



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.

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

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