





£350,000

Located in the popular village of Aston Clinton in a quite cul-de-sac with access to local amenities this well presented extended two bedroom mid terraced property is offered to the market comprising of a spacious lounge, kitchen/dining room, upstairs bathroom, front and rear gardens with a separate garage and parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed frosted window to side aspect. Door to:

LOUNGE

Double glazed window to front aspect. Two radiators, stairs rising to first floor.

KITCHEN

Double glazed French doors to rear, Velux window. Fitted with a range of wall-mounted and floor units with work surface over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated fridge freezer, space for washing machine, space for dishwasher, gas hob with extractor over, oven, radiator.

LANDING

Access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, storage cupboard housing cylinder.

BATHROOM

Low level WC, wash hand basin with storage below, panelled bath with shower over, part tiled walls, heated towel rail, extractor fan.

OUTSIDE

GARAGE/PARKING

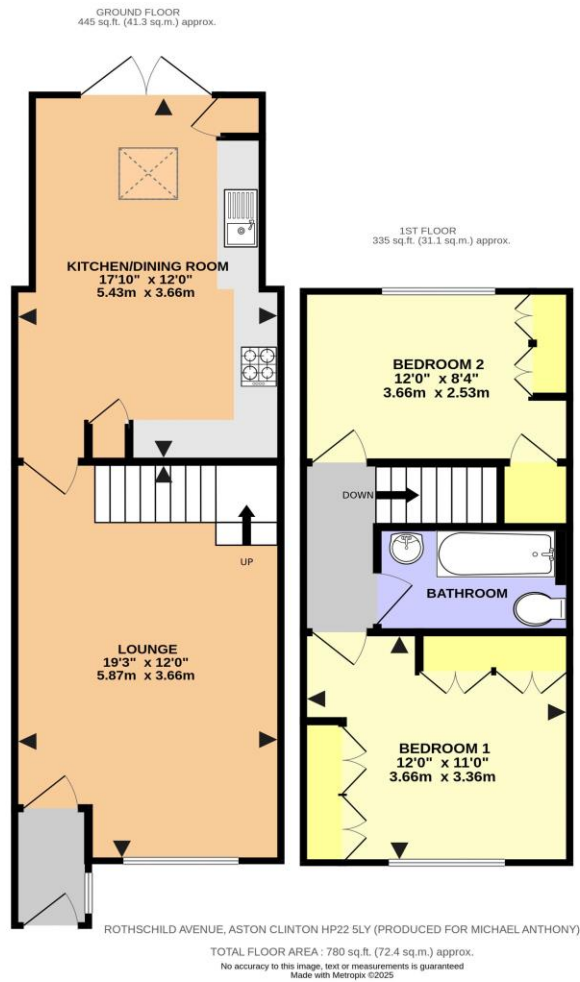
Garage with parking in front.

FRONT GARDEN

Path leading to front door, lawn area, flower and shrub beds.

REAR GARDEN

Patio area, lawn, flower and shrub beds, rear access, outside tap.



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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