



Brandon Close, Aston Clinton, Bucks, HP22 5XE



Christopher Pallet
Professional advice since 1973

Brandon Close,
Aston Clinton,
Bucks,
HP22 5XE

Guide Price £699,995
Freehold

An attractive four bedroom detached family home, conveniently located within this popular modern development. The house has a landscaped garden with a sunny aspect and a lovely outlook to the front. Built in 2020 the property is still covered by the NHBC builders warranty.

The accommodation on offer comprises: entrance hallway, downstairs cloakroom, study, sitting room, kitchen/dining room, utility room, four double bedrooms, ensuite to main bedroom, family bathroom. There is private driveway parking for two vehicles, single garage and landscaped rear garden. A viewing of this property comes highly recommended.

Aston Clinton is a medium-sized village with a County Combined school. There is a Parish church, local shop with Post Office and several Public Houses and restaurants, doctors, dentist and social centre called The Hub with eating and sports facilities. There is Grammar and Secondary schooling available in the County Town of Aylesbury and comprehensive schooling in Tring. Commuter mainline rail links are available at Wendover (approximately 3.5 miles), Chiltern line to Marylebone or Tring station (approximately 3 miles) which gives access to Euston. The A41 provides speedy and easy access to the M25 and motorway links.





An attractive four bedroom home well positioned in this popular modern development

On The Ground Floor

The front door leads into a welcoming entrance hallway with recently recarpeted stairs rising to the first floor, doors to the downstairs cloakroom, study, sitting room, kitchen/dining room, all of which have Amtico wood effect flooring. The sitting room has a window to the side aspect and double doors to the rear garden. The modern fitted kitchen has a range of eye and base level units with Quartz worktops over, fitted appliances, a window to the front and is open to the dining area, where double doors lead to the garden and there's a door to the utility room.

On The First Floor

The newly recarpeted landing has access to the loft space,

an airing cupboard and doors to all first floor level rooms. There are four double bedrooms, all with wood effect Amtico flooring, the main bedroom has an ensuite shower room and a five piece family bathroom.

Outside

The landscaped rear garden enjoys a sunny aspect, has a patio seating area running adjacent to the house and a raised decked area hidden behind the garage. Laid mainly to lawn there are also raised beds and gated side access and a personal door to the garage. Driveway parking for two vehicles leads to the single garage.



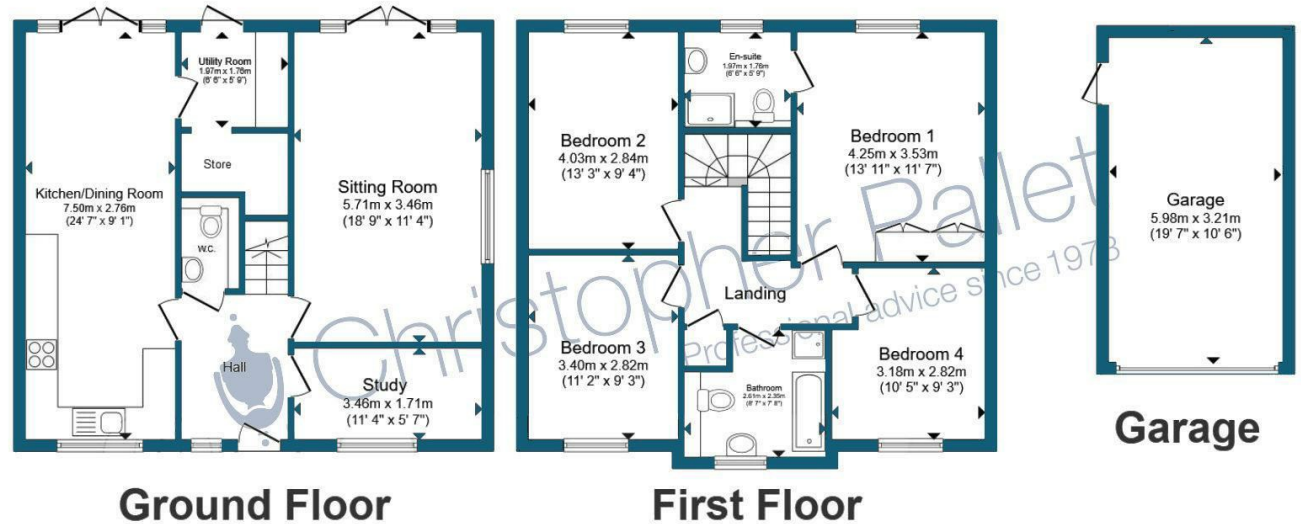
Directions

Heading into the village from the Tring direction, turn right by the Bell Inn into Green End Street and Chapel Drive is on the right hand side. Take the second right into Brandon Close.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing and Contact Details



Christopher Pallet
8 High Street
Wendover
Buckinghamshire
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com



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