



Christopher Pallet
FOR SALE
01296 625000
www.christopherpallet.com

Horwood Close, Aston Clinton, Buckinghamshire, HP22 5GZ



Christopher Pallet
Professional advice since 1973

**Horwood Close,
Aston Clinton,
Buckinghamshire,
HP22 5GZ**

**Offers Over £475,000
Freehold**

Nestled in a popular neighbourhood and overlooking a charming green, this beautifully presented home is in excellent condition. Offering the added convenience of a garage and driveway to the side, the property also benefits from NO ONWARD CHAIN.

The accommodation includes a welcoming entrance hallway, a downstairs cloakroom, a spacious sitting room, and a stylish kitchen/dining room. Upstairs, there are three generously proportioned bedrooms, a family bathroom, and a master bedroom featuring an ensuite shower room.

Additional highlights include a beautifully landscaped rear garden ideal for relaxation or entertaining, and ample parking with a private garage and driveway.

This home seamlessly combines modern comfort, style, and an enviable location.

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.





A beautifully presented home in excellent condition throughout and overlooking a charming green

On The Ground Floor

The front door leads to the entrance hallway with stairs rising to the first floor, under stairs cupboard, downstairs cloakroom, and doors to the sitting room and kitchen/diner. The sitting room is at the back of the property with double doors out to the rear garden and open plan through to the kitchen/diner. The kitchen is fitted with a range of eye and base level modern units with worktops over. There are integrated appliances and a window to the front aspect.

On The First Floor

The landing has doors leading to all first floor rooms, there is a linen storage cupboard and airing cupboard.

There are two good sized bedrooms, a family bathroom with three piece white suite and a door leads to a study area and stairs rising to the second floor.

On The Second Floor

The main bedroom on this floor has a dormer window to the front and Velux window to the rear. There are built in wardrobes and eaves storage and a door to the ensuite shower room.

Outside

The landscaped rear garden enjoys a southerly aspect and two patio seating areas. To the side of the property is a single garage with power and lighting and there's a driveway to the front for two vehicles.



Directions

On entering the village along Weston road, turn left into Stratford road and take a left into Brackley Close and Horwood Close is on the left.

Council Tax: Band D

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		95
(81-91) B	85	
(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



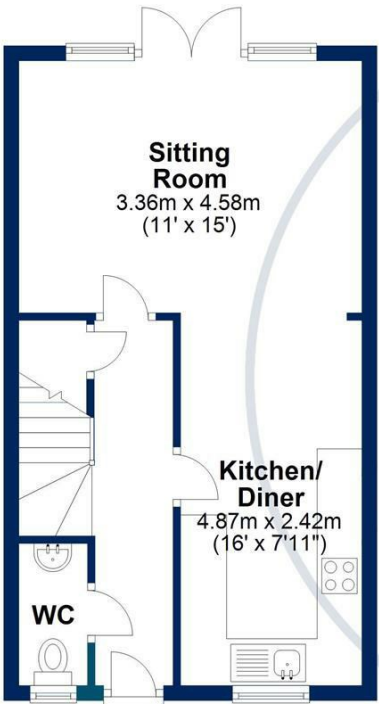
Christopher Pallet

8 High Street
Wendover
Buckinghamshire
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com

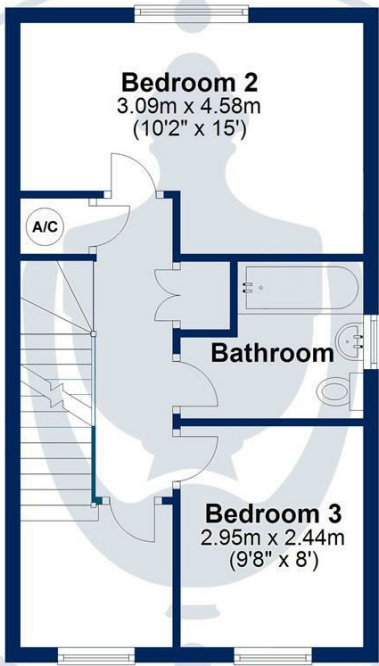
Ground Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



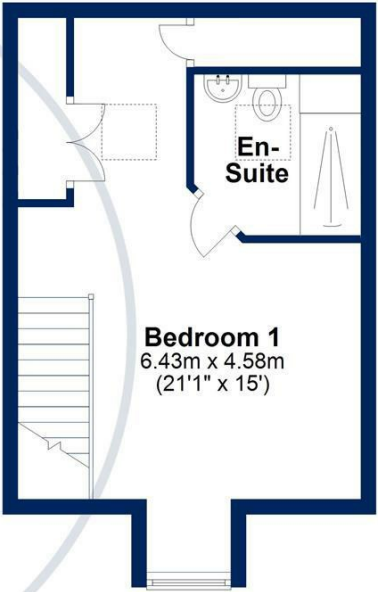
First Floor

Approx. 38.2 sq. metres (411.0 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 106.9 sq. metres (1150.5 sq. feet)
For illustration purposes only - not to scale



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