



LONDON ROAD, ASTON CLINTON, AYLESBURY

OFFERS IN EXCESS OF £535,000

FREEHOLD

A well presented three bedroom semi-detached house situated in the desirable village of Aston Clinton, offering excellent road links for commuters. The property features a living room, modern kitchen, separate dining room, and a conservatory providing additional living space. Upstairs comprises three bedrooms and a family bathroom. Outside, the home boasts a private garden, garage and driveway parking.



LONDON ROAD

• ASTON CLINTON • THREE BEDROOM SEMI
DETACHED HOUSE • GENEROUS REAR
GARDEN • DRIVEWAY PARKING AND
GARAGE • EXCELLENT ROAD LINKS TO
A41/M25 • LIVING ROOM WITH BAY WINDOW AND
FEATURE FIREPLACE • DINING ROOM LEADING
TO THE CONSERVATORY • FAMILY BATHROOM



LOCATION

The historic village of Aston Clinton lies at the foot of the Chiltern Hills and lies between the market towns of Tring and Wendover. Lying close to major transport links with fast and easy access to London and Birmingham via the mainline railway station at Tring. Aston Clinton has a well-regarded Primary School and there is a choice of Grammar Schools in both Aylesbury & Tring. Independent schools are located in Berkhamsted and Tring including Tring Park School for the Performing Arts.

Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1 junction 8 in Hemel Hempstead. regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted. London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive.

The village itself has four public houses, a tennis club, health & fitness club, coffee shops, post office and a variety of other amenities, together with charming country pubs and restaurants nearby.

ACCOMMODATION

Upon entering, you are welcomed into an entrance hall with stairs rising to the first floor. To the front of the property is a bright living room, featuring a bay window that allows for plenty of natural light and a feature fireplace, creating a warm and homely focal point.

The kitchen is fitted with an inset gas hob and oven, with ample worktop space and room for additional appliances. Adjacent is a separate dining room, perfect for family meals and entertaining, which opens directly into the conservatory—offering lovely views of the garden and an additional living space that can be used year round.

Upstairs, the first floor comprises three good sized bedrooms, a family bathroom, airing cupboard and loft access for further storage potential.

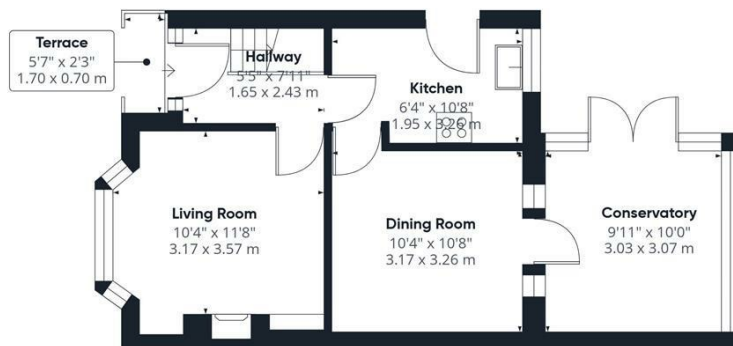
To the rear, the property boasts a good-sized garden with a mix of patio and lawn, bordered by mature trees, plants and shrubs, providing a private and peaceful outdoor setting. A gate at the rear leads to an additional garden area, complete with flower beds and a shed, ideal for gardening enthusiasts or extra outdoor storage.

Further benefits include driveway parking and a garage, offering both convenience and secure storage.

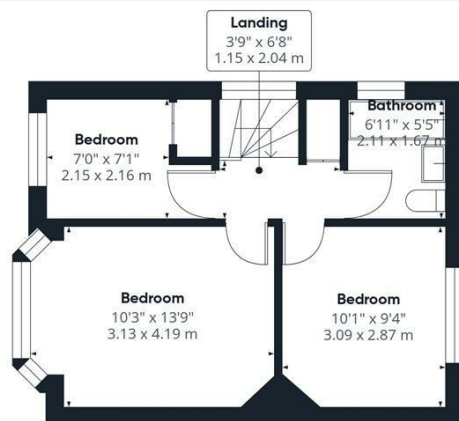
This property presents a fantastic opportunity to enjoy village living with modern comforts and excellent transport connectivity.

LONDON ROAD





Ground Floor



Floor 1

Approximate total area⁽¹⁾

828 ft²
76.9 m²

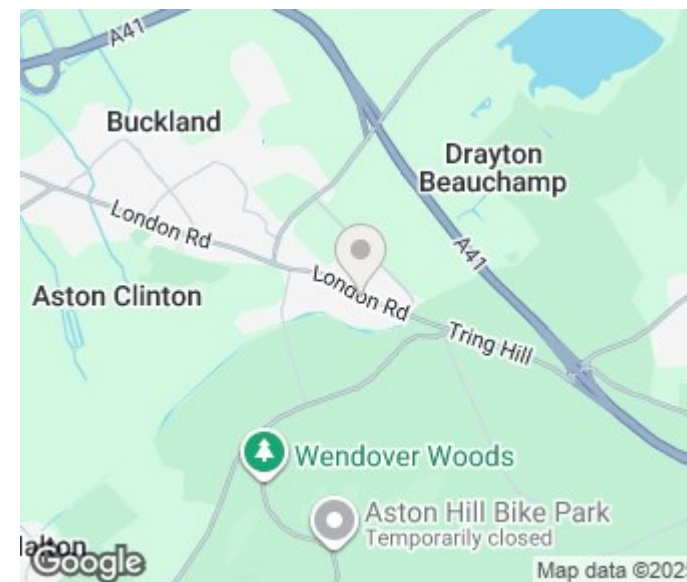
Balconies and terraces

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

83

63

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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