

# 4 Bedroom Detached

1 Cosy Corner, Aston Clinton, Aylesbury  
HP22 5EQ



we sold it

**£500,000**

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# LOCATION

Nestled between the market towns of Tring and Wendover the picturesque and historic village of Aston Clinton sits at the foot of the Chiltern Hills. The local area offers a great selection of country pubs, restaurants and village stores whilst larger scale shopping is available close by in Tring or Aylesbury. With the nearby Wendover Woods, passing

## THIS HOME FEATURES

ASTON CLINTON  
DETACHED  
FOUR BEDROOMS  
THREE RECEPTIONS  
GARAGE  
DRIVEWAY  
EASY ACCESS TO THE  
A41  
VILLAGE LOCATION  
NO UPPER CHAIN

Grand Union Canal, and countryside walks Aston Clinton comfortably lives up to its reputation of being an area of outstanding natural beauty.

# LIVING AREA

## 4

### BEDROOMS

*The property offers comfortable bedroom accommodation with four bedrooms located on the first floor. Bedroom four benefits from built in wardrobes.*

### BATHROOMS

*The family bathroom is part tiled and comprises a wc, pedestal hand wash basin and a panelled bathtub with shower. Wall mounted radiator and a frosted window to the side aspect. On the ground floor you have a guest cloakroom.*

### RECEPTIONS

*The property benefits from three reception rooms offering flexible family living accommodation. You have the large living room with double doors to the dining room and conservatory.*

### KITCHEN

*Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset four ring gas hob, integrated fridge/freeze and double oven. Space and plumbing for washing machine. Windows to the front aspect.*

### OUTSIDE

*Fully enclosed wrap around rear garden with a gravelled area and grass area with shrubs. Gated access to the front of the property via double gates.*



# PHOTOS





## PROPERTY SUMMARY

*We Sold It are pleased to present this four bedroom detached house located in the popular village of Aston Clinton. This would make an ideal family home with flexible living accommodation and ample parking. This house would be ideal for anyone looking to commute to London with easy access to the a4. Property comprises of an entrance hallway, lounge, dining room, kitchen, conservatory, cloakroom, four bedrooms, family bathroom, wrap around rear garden, garage and driveway parking for three cars.*





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 69   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## PARKING

Single garage with up and over door, driveway parking to the front.



## VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

*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 prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



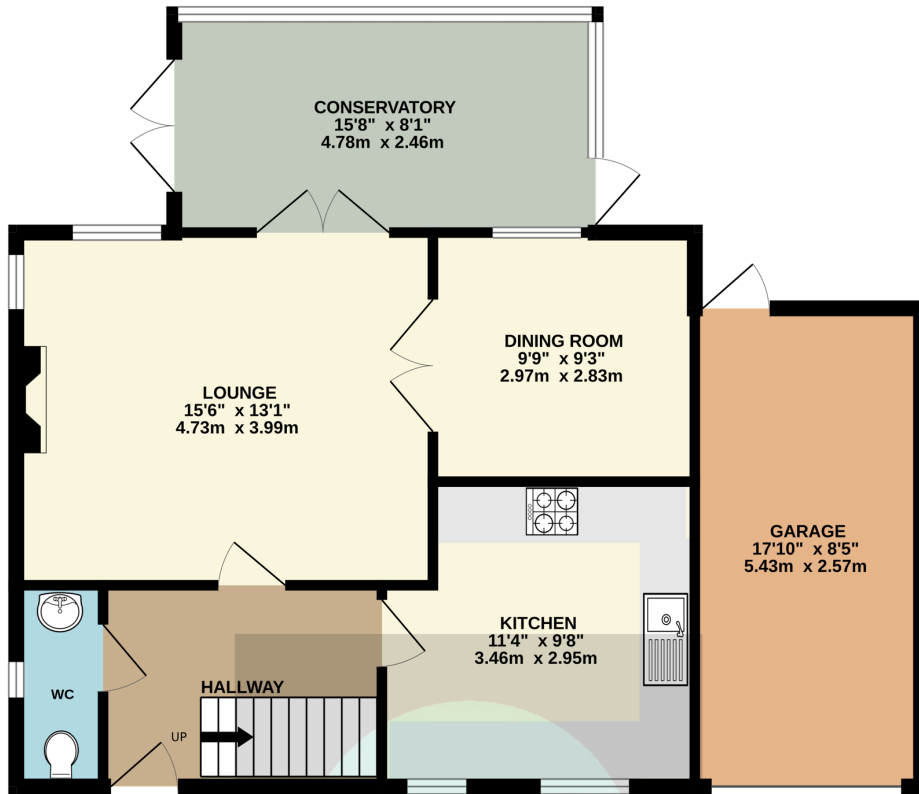
## NOTE

In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.

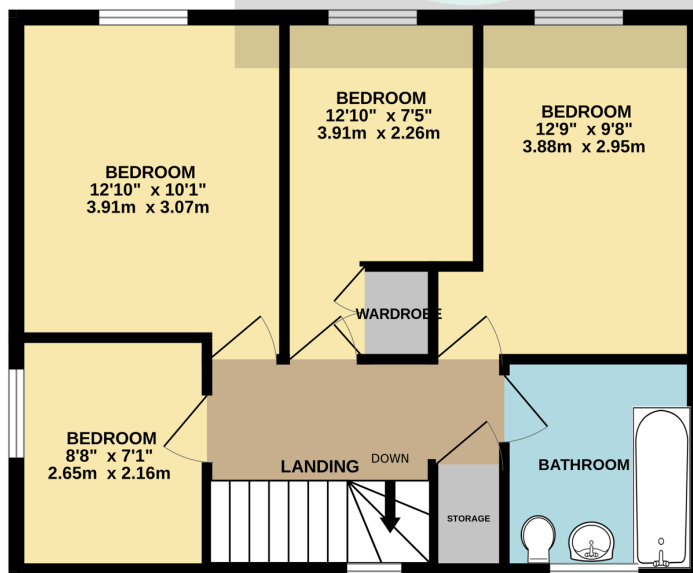




# Floorplan



1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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