

1 Bedroom

Ground Floor Apartment

FREEHOLD

17 London Road, Aston Clinton
Buckinghamshire HP22 5HG



£200,000

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THIS HOME FEATURES

OPEN PLAN LIVING
ENCLOSED GARDEN
FREEHOLD TITLE
KITCHEN/DINER
BATHROOM
DOUBLE BEDROOM

LOCATION

Located in the popular village of Aston Clinton providing ease of access to the A41, between the market towns of Tring and Wendover. Several bus routes serve the village with connections to Aylesbury, Tring, Watford, and Leighton Buzzard.

The village is home to a selection of pubs and restaurants, a village store and post office. The property comprises entrance hall, living room, kitchen/diner, bathroom, double bedroom, rear enclosed garden and is offered for sale with FREEHOLD interest.

LIVING AREA

BEDROOMS

A double bedroom with bay window to front

BATHROOM

fitted three piece bathroom comprising panel bath, wash hand basin, low level wc

RECEPTIONS

Living room backs onto the rear garden via double opening patio doors

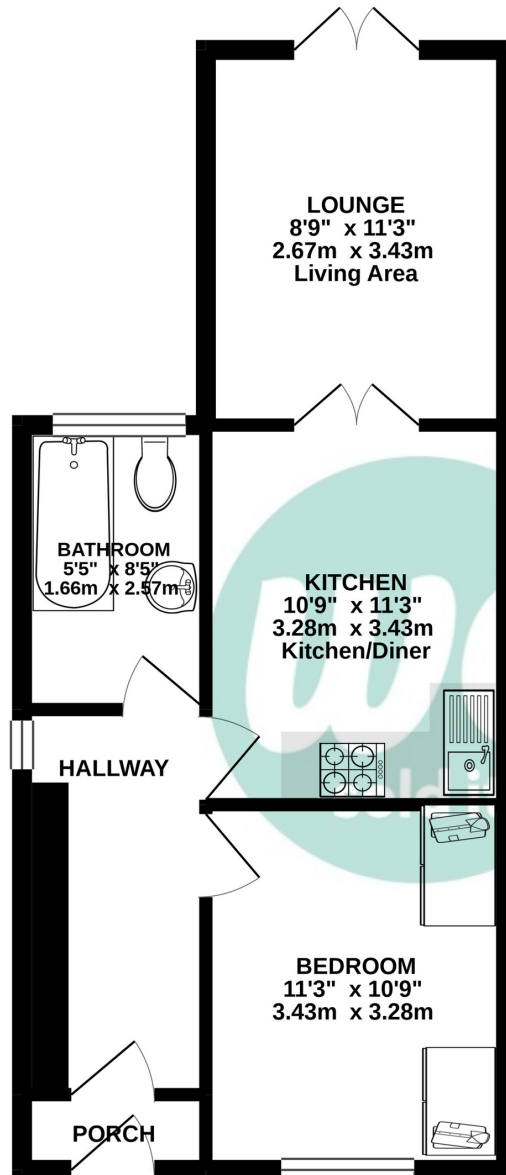
COOKING SPACE

The kitchen and dining area offers a comprehensive space for cooking and dining, opens into living room to provide a modern open plan living area.

OUTSIDE

The rear enclosed garden is laid to shingle and is enclosed by fencing.

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
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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 confirmation of their accuracy. These details therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes

