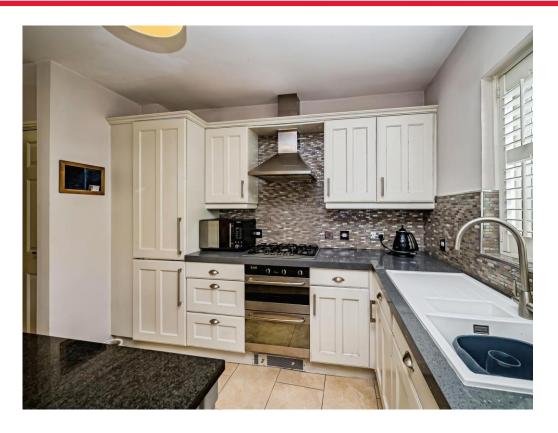


Connells

The Burnhams Aston Clinton AYLESBURY







# **Property Description**

Charming Link-Detached Three-Bedroom Home in the Heart of Aston Clinton. Nestled in the sought-after village of Aston Clinton, this delightful detached family home offers stylish and spacious living throughout.

Step into a welcoming entrance hall that leads to a convenient downstairs cloakroom. The generously sized lounge is bathed in natural light from a striking front-aspect bay window and features a beautiful statement fireplace-perfect for cozy evenings in.

The modern kitchen is a standout feature, complete with a central island and integrated appliances including a fridge/freezer, dishwasher, oven, and washing machine. Tiled flooring and a partly tiled wall add a sleek touch. French doors open out to the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the landing provides loft access and houses the boiler and airing cupboard. The master bedroom enjoys the privacy of its own en-suite shower room, while the second bedroom boasts built-in wardrobes. A contemporary family bathroom, fitted with a bath, serves the remaining rooms.

Outside, the property benefits from a large front garden with a private driveway. The fully enclosed rear garden features both lawn and patio areas, with side access to the house-ideal for families or entertaining. A detached garage with power and lighting completes this fantastic home.

#### **Entrance Hall**

Door to front, tiling underfoot, radiator

#### Cloakroom

Window to side, wc, whb, tiling underfoot, radiator

#### Lounge

16' 2" x 10' 4" ( 4.93m x 3.15m )

Bay window to front, carpet underfoot, radiator, feature fireplace

### Kitchen

11' 7" x 17' 4" ( 3.53m x 5.28m )

French doors to rear, window to rear, tiling underfoot, wall and base units, understairs cupboard, wall and base units, centre island, integrated dishwasher, washing machine, fridge freezer, part tiling

# Landing

Window to side, airing cupboard and boiler, loft access

#### **Bedroom One**

14' 3" x 10' 4" ( 4.34m x 3.15m )

Window to rear, carpet underfoot, radiator

#### **En-Suite**

Window to rear,tiling underfoot, shower cubicle, radiator, wc, whb, shaving point

## **Bedroom Two**

11' 5" x 10' 4" ( 3.48m x 3.15m )

Window to front, carpet underfoot, radiator, built in wardrobes

## **Bedroom Three**

8' 4" x 7' 3" ( 2.54m x 2.21m )

Window to front, carpet underfoot, radiator

## **Bathroom**

Window to side, tiling underfoot, wc, whb, fully tiled, towel radiator, bath

## **Front Garden**

Large front garden with driveway

## Rear Garden

Patio and lawn, side access, fully enclosed

# **Parking**

Driveway

















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