



Connells

The Burnhams
Aston Clinton AYLESBURY

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Aston Clinton AYLESBURY HP22 5EH

for sale offers in excess of
£500,000



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









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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