



**Connells**

Hyde Street  
Aston Clinton Aylesbury



# Hyde Street Aston Clinton Aylesbury HP22 0AN

for sale guide price  
**£825,000**



## Property Description

Nestled in the tranquil village of Aston Clinton, this beautifully presented four-bedroom detached family home offers generous living space and modern comforts throughout.

Set back behind a hedged front garden, the property welcomes you with an inviting entrance hall featuring under-stair storage and underfloor heating that extends across the entire ground floor. To the left, a bright and spacious lounge benefits from a large side-aspect bay window and a front-facing window, flooding the room with natural light. Adjacent to the lounge is a convenient downstairs WC and a stunning open-plan kitchen/diner, complete with quartz countertops, integrated fridge/freezer and dishwasher—perfect for family meals and entertaining. A separate utility room provides additional storage and space for laundry appliances.

Upstairs, the first floor hosts three well-proportioned bedrooms, one of which enjoys its own en-suite, while the remaining two are served by a contemporary family bathroom featuring both a bath and a shower cubicle. The top floor is dedicated to a luxurious principal bedroom with eaves storage, its own shower room, and a separate dressing room fitted with built-in wardrobes.

Externally, the rear garden is fully enclosed by fencing and a brick wall, offering side access, a laid lawn, and a patio area ideal for outdoor relaxation. Parking is provided via a private driveway and a double garage equipped with power and lighting.

## Entrance Hall

Door to front  
Understairs storage  
Tiling underfoot with heating

## Cloakroom

WC  
Wash hand basin  
Tiling underfoot with heating  
Radiator

## Lounge

21' 7" max x 14' 9" max ( 6.58m max x 4.50m max )  
Bay window to side  
Window to front  
Carpet underfoot  
Radiator

## Kitchen/Diner

21' 6" max x 9' 1" max ( 6.55m max x 2.77m max )  
Window to front  
French doors to side

Tiling underfoot with heating  
Wall and base units  
Quartz countertops  
Gas hob and double electric oven  
Integrated fridge/freezer and dishwasher

Utility Room

8' x 5' 10" ( 2.44m x 1.78m )  
Wall and base units  
Tiling underfoot with heating  
Space for washing machine and dryer  
Sink/drainер

Landing

Carpet underfoot  
Double airing cupboard on top floor

Bedroom One (1st floor)

21' 7" max x 9' 2" max ( 6.58m max x 2.79m max )  
Window to front and side  
Carpet underfoot  
Radiator

En-Suite To Bedroom One

WC,  
Wash hand basin  
Shower cubicle  
Tiling underfoot  
Part tiling  
Towel radiator

Bedroom Three (1st floor)

12' 6" max x 11' 4" max ( 3.81m max x 3.45m max )  
Window to rear  
Carpet underfoot  
Radiator

Bedroom Four (1st Floor)

10' 8" max x 9' 9" max ( 3.25m max x 2.97m max )  
Window to front  
Carpet underfoot  
Radiator

Bathroom (1st Floor)

Window to front  
Towel radiator  
WC  
Wash hand basin  
Bath/mixer with shower  
Tiling underfoot  
Part tiling

Bedroom Two (2nd Floor)

15' 9" max x 12' 7" max ( 4.80m max x 3.84m max )  
Bay window to rear  
Carpet underfoot  
Radiator  
Eaves storage

Dressing Room (2nd Floor)

9' 3" max x 7' 9" max ( 2.82m max x 2.36m max )  
Carpet underfoot  
Radiator  
Built in wardrobe















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](http://www.focalagent.com)

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2 Temple Street  
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EPC Rating: B    Council Tax  
 Band: G

Tenure: Freehold

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