



**Connells**

Hyde Street  
Aston Clinton Aylesbury



## 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/drainer

### 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

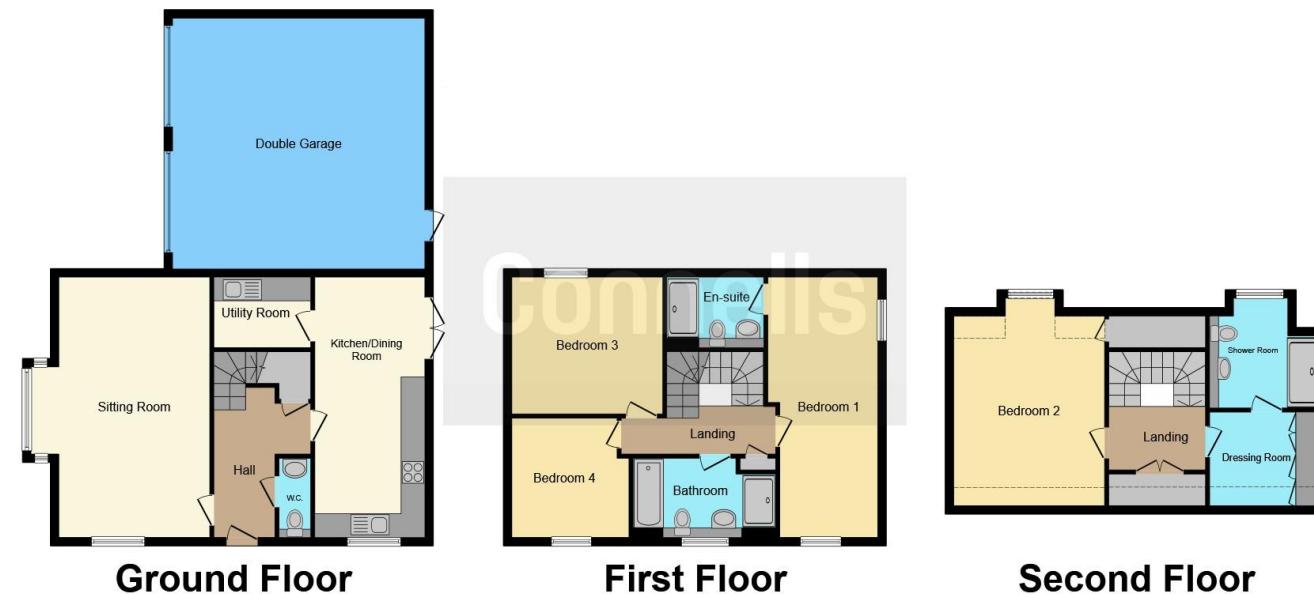
### Dressing Room (2nd Floor)

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









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

Tenure: Freehold

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