



**Aston Clinton Road, Weston Turville Aylesbury HP22 5AD**





**welcome to**

## **Aston Clinton Road, Weston Turville Aylesbury**

Brown & Merry are pleased to offer for sale this extended three bedroom semi-detached family home being located in a non-estate location, close to the A41 and backing fields. The property features entrance hall, cloakroom, sitting room, dining room opening to family room with access to rear garden, fitted kitchen/breakfast room, master bedroom with fitted wardrobes, two further well-proportioned bedrooms, bathroom, good size rear garden driveway parking and garage. Internal viewing is highly recommended to fully appreciate this family home.







## Accommodation Comprises

**Entrance Porch**

**Entrance Hall**

**Cloakroom**

**Lounge**

12' 5" max x 13' 6" into bay ( 3.78m max x 4.11m into bay )

**Dining Room**

10' 5" max x 12' 5" ( 3.17m max x 3.78m )

**Reception Room**

9' 1" x 13' 6" ( 2.77m x 4.11m )

**Kitchen/ Breakfast Room**

19' 7" x 7' 5" ( 5.97m x 2.26m )

**Landing & First Floor**

**Bedroom One**

8' 5" + wardrobe x 14' into bay ( 2.57m + wardrobe x 4.27m into bay )

**Bedroom Two**

10' 5" max x 12' 5" ( 3.17m max x 3.78m )

**Bedroom Three**

7' 11" x 7' 4" ( 2.41m x 2.24m )

**Bathroom**



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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## Aston Clinton Road, Weston Turville Aylesbury

- EXTENDED THREE BEDROOM SEMI DETACHED
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM & BATHROOM
- REAR GARDEN BACKING FIELDS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: E

# £515,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL114935 - 0003

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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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