



Yale

TOWN & COUNTRY

2b

LONDON ROAD
ASTON CLINTON, HP22 5HQ

LONDON ROAD GUIDE PRICE **£355,000** FREEHOLD

ASTON CLINTON. HP22 5HQ

A charming two double bedroom character cottage, with exposed beams, log burner and kitchen/diner with vaulted ceiling. Large Garden, gas heating and no onward chain.

This gorgeous Victorian cottage is beautifully presented throughout, showing character features and benefits from double glazing and gas central heating. The house stands behind a cottage garden in the centre of Aston Clinton village. Step outside and you're less than a few minutes walk from canal and countryside walks. There are several restaurants and country pubs within short walking distance (including the Bell Inn), along with a doctors surgery, pharmacy and dentist within a stones throw. The village shop & Post Office are conveniently along the road catering for your day to day requirements with nearby market towns of Wendover and Tring just a short drive away (three or four miles) providing train services to Marylebone and Euston respectively. London airports are conveniently accessible as the A41 dual carriageway connects to the M25 (Jtn 20). There is also a regular bus into Tring which runs from Aylesbury to Watford.

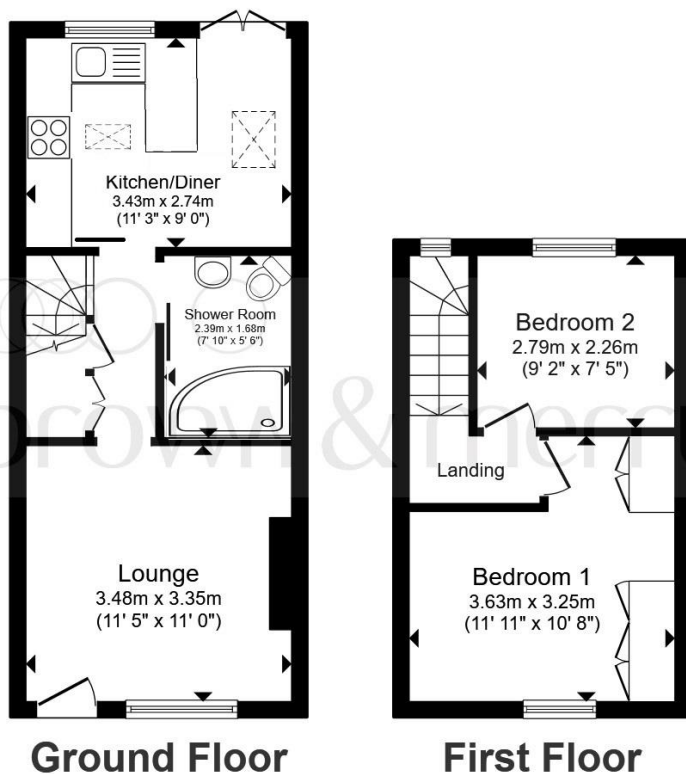
It's easy to imagine cold winter evenings on the sofa in front of the log burner in the lounge. The kitchen at the rear has been extended to create excellent storage in the lovely Oak cabinets and space to eat. Double glazed doors open directly onto the patio creating a superb flow to the garden in the summer months. The high vaulted ceiling with roof lights gives an appealing light and airy feel. There is a built in electric oven and hob and integrated fridge freezer along with space for the washing machine and dishwasher (available by separate negotiation). There is a deep Belfast sink below a window with a view over the rear garden. The inner lobby has a wooden stair case to the first floor with bespoke storage including broom cupboard (currently housing condenser tumble dryer) and pull out drawer. The luxurious bathroom is well appointed, complete with a wide bath with rainfall shower over and splash screen.

Upstairs are two double bedrooms, arranged around the landing which provides access to the partly boarded loft via a pull down ladder. The principal bedroom is fitted with wall-to-wall wardrobes and dressing table.

The rear garden is a really good size while being pretty low maintenance. Patio areas sit between thoughtfully positioned raised sleeper shrub beds and offer tranquil spaces to enjoy the sunshine.







Total floor area 50.5 sq.m. (544 sq.ft.) approx

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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EPC rating – C Council Tax Band - C

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