



GREENHALCH CLOSE
ASTON CLINTON BUCKINGHAMSHIRE HP22 0AD

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OFFERS IN EXCESS OF £445,000

ASTON CLINTON, BUCKINGHAMSHIRE, HP22 0AD

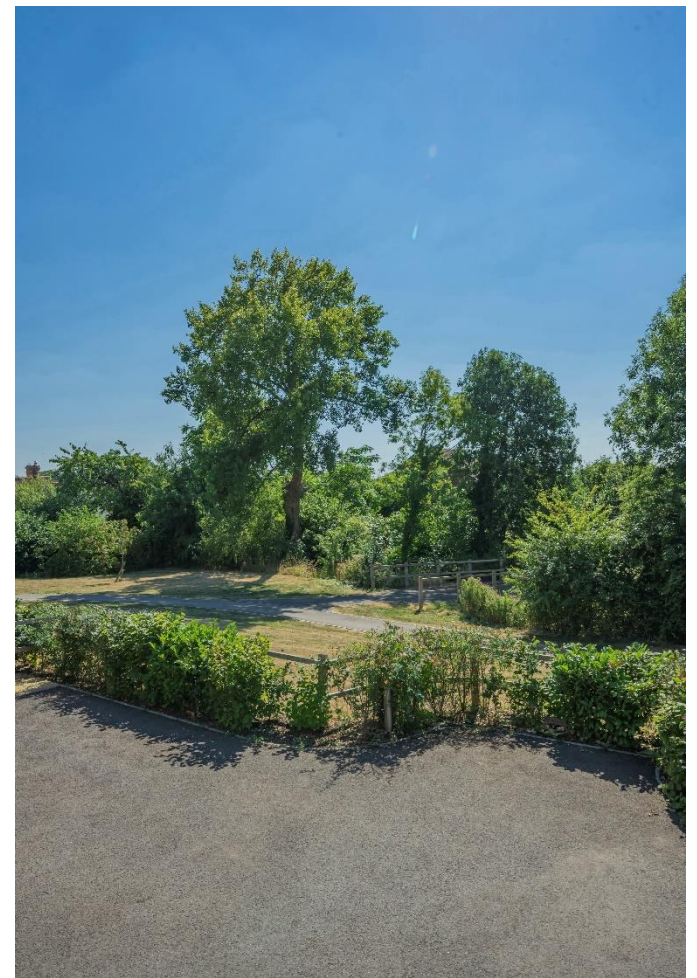
A beautifully presented, modern three bedroom home, with two bathrooms, open plan living space and generous garden and parking; in an enviable tucked away location in the centre of Aston Clinton village, with a green and leafy outlook and easy access to amenities.

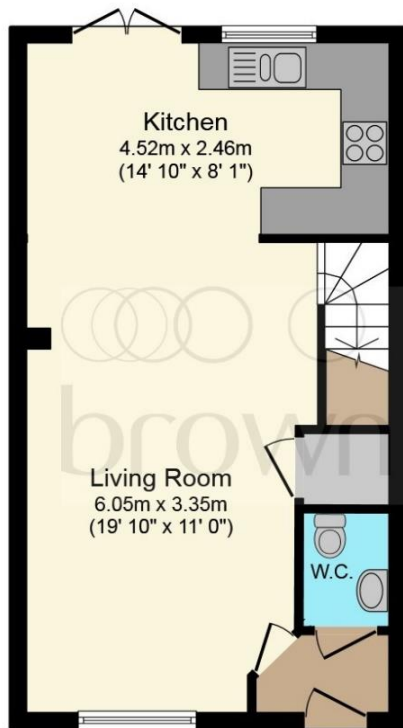
The property is immaculately presented throughout, in 'show home' condition. There is a guest w/c off the entrance hall and a wonderful light and airy open plan living room with an idyllic outlook to the front over green land and a sociable kitchen dining area at the rear with French doors leading to the garden. Upstairs are three bedrooms and a family bathroom. The master bedroom has a stunning view and benefits from built in wardrobes and a stylish en-suite shower.

There is a driveway for two cars and a beautiful rear garden with a large patio for entertaining.

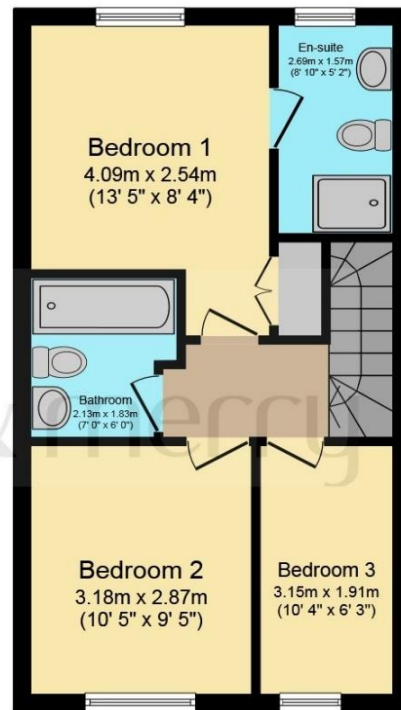
Whilst being tucked away in a peaceful spot, the property is conveniently within short walking distance to village gastro pubs, shops, post office and the village park with café and woodland....ideal for kids to play or lovely dog walks. The village also has a doctor's surgery, pharmacy and dentist. A little further away, approximately three miles, are Tring and Wendover; both charming market towns with further amenities and train stations serving London Euston and Marylebone respectively. The A41 at Aston Clinton links the M1 and M25 motorways providing easy access to London airports.







Ground Floor



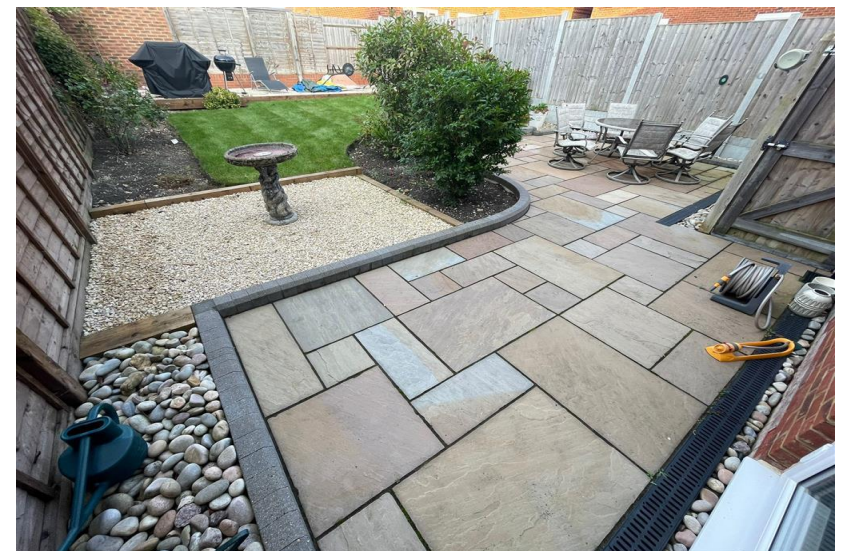
First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale

TRG108149 – Version 5

EPC rating – B Council Tax Band - D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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