



THE COURTYARDS

ASTON CLINTON HP22 5GW

THE COURTYARDS, LONDON ROAD, ASTON CLINTON £480,000 FREEHOLD

This beautifully presented house is very well laid out and occupies an enviable position in the very heart of the village. The village shop is just a short walk along the road, as are a choice of restaurants and gastro pubs.

The house itself looks onto a pretty green area behind black iron railings, and a pathway leads to the front door. The ground floor is arranged around a welcoming entrance hall with a guest w/c and attractive tiled floor which continues through to the kitchen/breakfast room at the rear. The kitchen is fitted with elegant pale grey shaker style units with contrasting white quartz worktops and is complete with pull out larder, electric oven and gas hob, integrated fridge freezer, dishwasher and washing machine. The lovely light living/dining room offers plenty of space to entertain and double glazed French doors open to the rear garden.

Upstairs are three good size bedrooms and a family bathroom. The master bedroom has built in wardrobes and an en-suite shower.

The rear garden is secluded and well maintained. There is a patio area and a shed and a gate leads out to the parking space immediately behind and the carport.

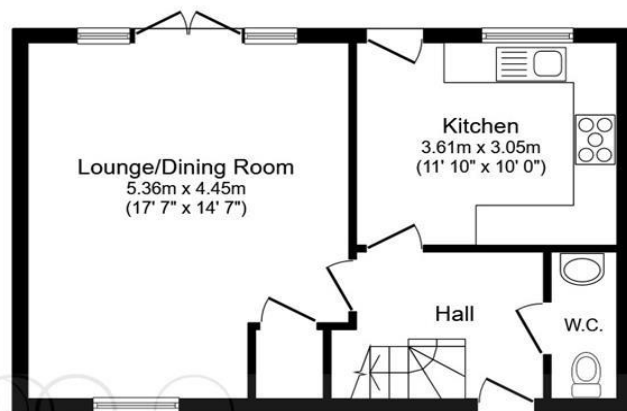
The courtyards is an extremely sought after private development in the centre of Aston Clinton within easy reach of all amenities and on a convenient bus route providing frequent transport to Aylesbury and Tring and beyond. There are train stations at nearby Tring and Wendover serving Euston and Marylebone respectively and the A41 is easily accessible providing quick access to all London Airports. Aston Clinton falls in the catchment for Aylesbury's hugely popular Grammar Schools as well as the village primary school.

The village offers football, tennis, cricket and bowls clubs and the park has a well maintained playground amidst acres of fields and a café and soft play for smaller children. The village is surrounded by glorious Buckinghamshire countryside including Wendover woods, featuring 'Go Ape' and endless trails for dog walking. Golfers are spoilt for choice with numerous courses in the area.

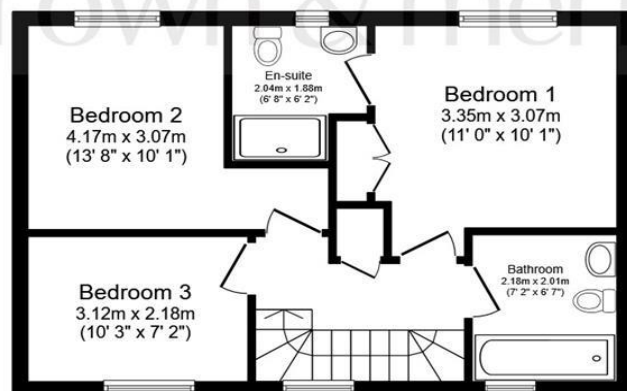
Note: Management/Service Charge £68.64







Ground Floor



First Floor

Total floor area 87.4 sq.m. (940 sq.ft.) approx

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

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EPC rating – C Council Tax Band - D

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01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk