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## GREEN END STREET, ASTON CLINTON HP25EX £500,000 FREEHOLD

A modern, three bedroom semi-detached home which is very well presented, offering light and airy accommodation in a tucked away private cul-de-sac within walking distance of amenities.

This superb property is conveniently situated within a short walking distance to a selection of 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, primary school and church. The village is surrounded by glorious Chilterns countryside including the Grand Union Canal and Wendover woods. 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. The house is very well presented and benefits from double glazing and gas central heating. The entrance hall has stairs to the first floor and gives way to the living room and kitchen. The living room offers plenty of space to entertain and has double glazed patio doors to the rear garden. The kitchen is fitted with wall and floor cabinets with space for a cooker and fridge freezer, with additional storage and plumbing for the white goods in the adjoining utility room. A fully tiled shower room completes the ground floor. Upstairs are three well proportioned bedrooms and a family bathroom with a fitted shower and splash screen. The landing gives access to the boiler which is housed in the airing cupboard, as well as the loft, via a drop down ladder.

Outside, there is a front lawn with parking as well as a driveway leading to a single garage with up and over door. There is power and light and a door directly into the rear garden. To the rear is a secluded southerly facing garden which is a real sun trap. There is a large sandstone patio for entertaining and a low maintenance lawn with raised flower beds and seating.























## **Ground Floor First Floor** Approx. 60.3 sq. metres (649.3 sq. feet) Approx. 42.7 sq. metres (459.3 sq. feet) Bathroom Kitchen **Garage** 4.95m x 2.57m .05m x 2.59m Bedroom (16'3" x 8'5") 3.76m (12'4") 3.72m (12'2") max Utility Landing Lounge/Dining Shower Room Room 7.42m x 3.78m Bedroom (24'4" x12'5') 3.56m x 3.06m Entrance (11'8" x 10'1") Bedroom, Hall 2.51m x 2.36m (8'3" x 7'9")

## Total area: approx. 103.0 sq. metres (1108.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright <sup>2</sup> SKMSTUDIO Plan produced using PlanUp.

## TRG127187– Version1 EPC rating – D 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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