



CHAPEL DRIVE
ASTON CLINTON HP22 5EN

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Offers in excess of **£650,000** FREEHOLD

A detached family home in a peaceful position close to amenities. Four double bedrooms, two bathrooms, two reception rooms plus kitchen/dining room. Secluded gardens, driveway and garage/home office with W/C.

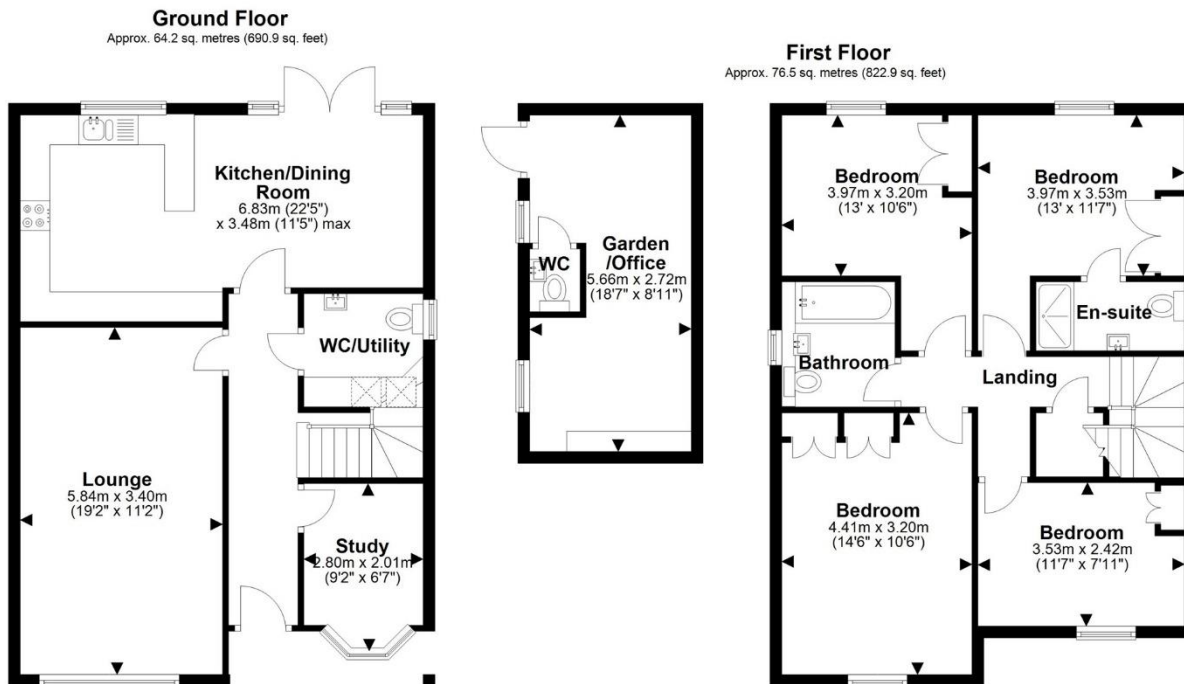
This modern family home was built about seven years ago by Bellway homes, and occupies a highly desirable position on a small close, perfect for young families. The property is conveniently located within short walking distance of several pubs/restaurants, parks and play areas, primary school, church, shop and village hall, yet just around the corner from wonderful countryside walks. The village offers football, tennis, cricket and bowls clubs and there are several golf clubs within easy reach.

The house offers over 1500sqft in total and is offered with no onward chain. The ground floor is arranged around an inviting entrance hall with stairs to the first floor and a utility room/W.C with space for the white goods. There are two separate reception rooms; a spacious living room and a study/office. The kitchen/dining room spans the width of the property at the rear and fitted with various appliances. Upstairs are four double bedrooms, one ensuite and all with wardrobes, and a family bathroom. The secluded rear garden has side access and a large patio for entertaining. There is direct access into the garage which has been fitted out as a home office with a sink and w/c.

Aston Clinton falls within catchment for the highly regarded Grammar Schools in Aylesbury with a regular bus service running through the village. The A41 is easily accessible and links the M1 and M25 motorways providing convenient access to London Airports. Commuters have a choice of Stations at Tring and Wendover serving Euston and Marylebone respectively.







Total area: approx. 140.6 sq. metres (1513.9 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 produced with due diligence 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 importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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EPC rating – B Council Tax Band - F

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