



LONDON ROAD, ASTON CLINTON HP22 5LE

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£775,000

An extended 1930's semi detached family home on a large plot with 4/5 bedrooms, 3 bathrooms and large gardens to front and rear.

This beautifully presented family home is situated on the outskirts of Aston Clinton village, with easy access to countryside and the Wendover Arm of the Grand Union canal, providing glorious walks. A 1930's semi with convenient access to road and rail links, enjoying nearby countryside and canal side walks, and within walking distance of pubs, restaurants and shops.

The house has been sympathetically extended to create an appealing layout, ideal for a contemporary lifestyle. The accommodation measures some 2500sqft or so and is beautifully presented. There is a large living/dining room and a playroom/office. The hub of the home is the impressive open plan kitchen dining family room which is ideal for today's family lifestyle. There are plenty of elegant shaker style cabinets and a breakfast island. There is plenty of space to entertain family and friends in the dining area and a lounge area before bi-fold doors which open directly to the rear garden. The separate utility room provides additional storage and space for the white goods.

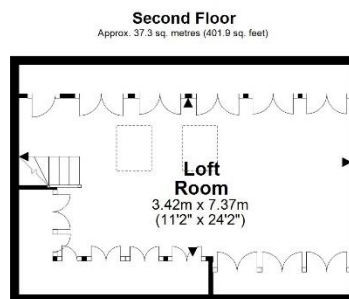
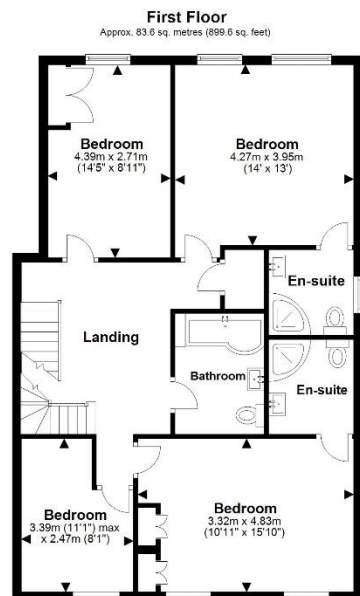
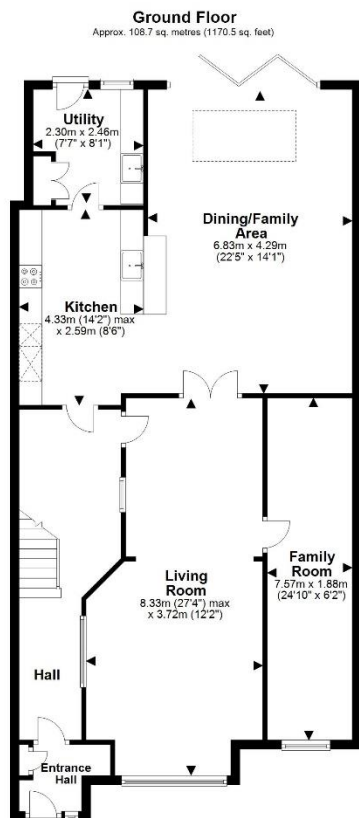
Upstairs on the first floor are four double bedrooms, two with stylish en-suite shower rooms, and a family bathroom. There is an attic room in the loft space which is used as an occasional bedroom for guests.

Outside, there is a large front garden with a wooden five bar gate providing access to lots of parking space. The rear garden is a lovely size with plenty of space for children to play and is great for dogs and gardeners will be delighted with the potential.

The property sits on the outskirts of Aston Clinton, nestled within the Chiltern Hills and within easy reach of the A41 bypass, providing access to the M25 (J20) and from there the national motorway network. Railway lines are excellent with fast and frequent services from Tring to Euston (from 36 minutes) and Wendover to Marylebone (from 51 minutes). Aston Clinton is sought after for its charm as well as the various amenities; these include village shop, school, park with café, tea rooms, several gastro pubs, petrol station, doctors surgery and pharmacy, dentist and church. The nearby market towns of Aylesbury, Tring, Wendover and Berkhamsted all provide excellent shopping facilities and schools for all age groups. The delightful surrounding countryside includes, the Wendover Arm of the Grand Union Canal and the nearby Tringford and Wilstone reservoirs, abound with wildlife.







Total area: approx. 229.7 sq. metres (2472.0 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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EPC rating – TBC Council Tax Band - E

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