



LONDON ROAD

Aston Clinton Buckinghamshire HP22 5HN



LONDON ROAD ASTON CLINTON BUCKINGHAMSHIRE

£460,000 FREEHOLD

A hidden gem in the very heart of Aston Clinton village within short walking distance of beautiful countryside walks and country pub/restaurants.

This charming 1930's extended semi-detached house is tucked away in the centre of Aston Clinton village and offers beautifully presented character accommodation and stunning secluded gardens of 100ft or so, with superb scope to extend (subject to planning permission etc). There is also a large, mature front garden with a long driveway leading to a garage at the side of the house.

Located in the very centre of Aston Clinton village, this beautifully presented home couldn't be better placed for access to local amenities. Just around the corner you can walk to the primary school or bus stops are on hand for convenient travel to Aylesbury Grammar schools, Tring schools and John Collet school in Wendover. Aston Clinton Park is just along the road (excellent for dog walks) with children's play area, enclosed five-a-side football pitch and café. There are two traditional English pubs which serve excellent food and Chinese and Indian restaurants further along the road. The village shop has a Post Office and caters for your day to day needs with more comprehensive shopping at nearby Tring or Aylesbury. The village even has a doctors surgery, pharmacy and chemist. The A41 dual carriageway is easily accessible and links the M25 (jtn 20) in 15 mins or so, making the journey to London Airports quite simple. There are plenty of sports clubs in the village including football and cricket and several excellent golf courses in the area, including Chiltern Forest Golf Club just half a mile away.

The house has been very well maintained by the current owner, who has updated the electrics and plumbing, refurbished the kitchen and bathroom, replaced the area of flat roof (which has the remainder of a 20 year warranty), as well as redecoration and new carpets, which allows the new owners to move straight in and put their own stamp on things. Many of the neighbouring properties have been extended, and there is excellent potential for this property (stp) in the future.

The accommodation comprises: entrance hall with stairs leading to the first floor, sitting room with attractive bay window and feature working fireplace with brick surround and hearth and matching brick archway into the dining room area with its sliding patio doors leading to the garden. The kitchen has been refitted to a high standard with a good range of units and extensive work surfaces. Appliances include gas hob, multi-function oven, fridge, washing machine and plumbing for dishwasher. To the first floor, there are two double bedrooms; the master bedroom has double, built-in wardrobe cupboards and the rear double bedroom overlooks the garden and has an airing cupboard. There is a comfortable family bathroom with quality white bathroom suite and shower screen over the bath; there is a recently replaced Bristan power shower and a shaving point and mirror.

The property benefits from gas fired central heating (Baxi condensing boiler), cavity wall and loft insulation, and mostly double glazing.

The large rear garden is 100 foot in length and is a peaceful haven abundant with wildlife, offering a high degree of privacy and seclusion. The garden has lovely views through the dining room's sliding patio doors which lead out onto a paved area for outside dining. There are trees, mature shrubs and seasonal flowers each side of the lawn and a paved path leading to the bottom of the garden with larger trees and a shed for storage. The front garden has a large shingle driveway for approximately four vehicles and a garage which has light and power. The front garden also has a lawn area with established shrubs and hedging to both boundaries.

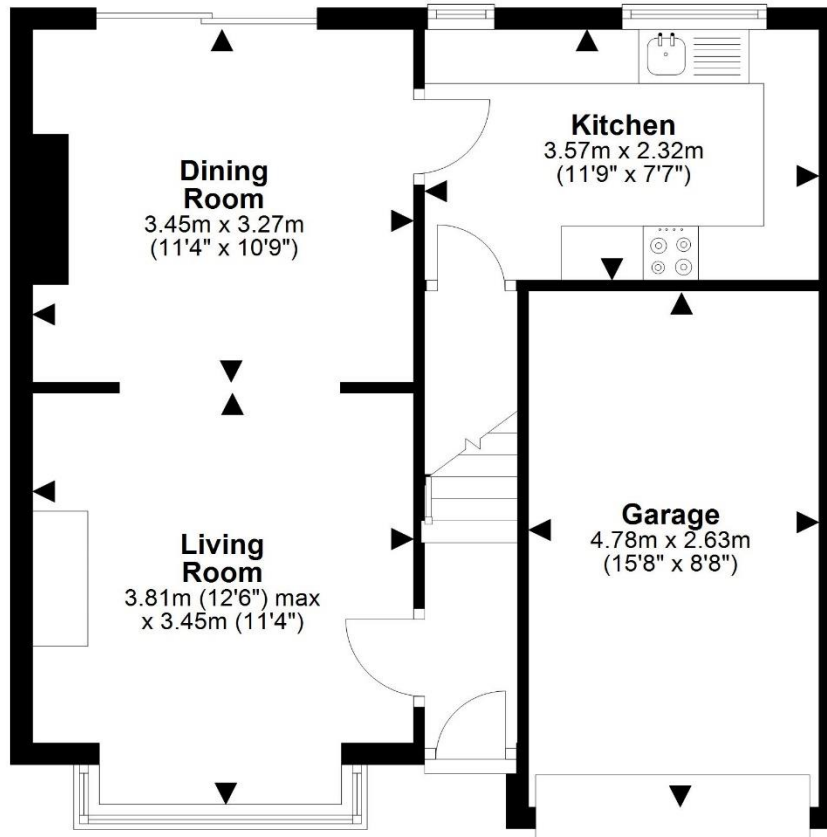






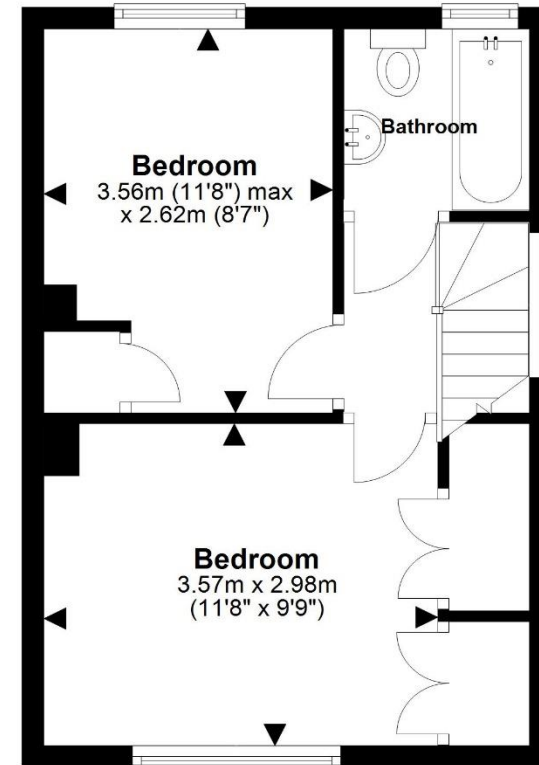
Ground Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.7 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 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 TBC