



FLORA AVENUE,
ASTON CLINTON, HP22 5FT



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£1,100,000 FREEHOLD

An appealing and substantial detached home, occupying an enviable position on an exclusive development, just off Stablebridge Road, with an open aspect and outlook over a green, providing approximately 2500sqft of beautifully presented accommodation with large secluded south facing gardens.

This exquisite and luxurious 'turn key' family home is presented beautifully throughout, offering excellent living accommodation and modern stylings this outstanding property is simply the perfect purchase. Located on the ground floor you will find the following, a downstairs WC, an office / study room, a bright and spacious lounge, separate dining room ideal for hosting and a fabulous open plan kitchen diner that boasts modern built-in appliances and access through to the separate utility room. The first floor consists of four well-proportioned bedrooms all perfectly decorated and offering an abundance of light and an airy feel. The master bedroom on the first floor also benefits from a stylish en suite and designated walk-in wardrobe section. You will also find another large bedroom which is located on the second floor, offering an abundance of space which dominates the entire floor, along with an en suite bathroom and plenty of storage and wardrobe space.

This picturesque property is positioned on arguably one of the best spots on the development with a south facing garden offering complete privacy. This detached family home has side access, direct access from the garden to the double garage and additional parking is available. There is plenty of access from the house out into the garden which is ideal for entertaining family and guests in those summer months.

There are wonderful walks in the surrounding countryside and along the Wendover arm of the Grand Union Canal which runs nearby, with Wendover Woods just around the corner providing endless fun for children (with Go Ape ...and café). Aston Clinton provides something for everyone with shops, post office, pubs and restaurants all within short walking distance along with Aston Clinton Primary School. The property falls in the catchment of the highly sought after Grammar Schools of Aylesbury and a regular bus service runs to and from Aylesbury. Aston Clinton Park is excellent for dog walks and has a children's play area, allotments and five a side football pitch, further emphasising what an excellent location this is.....there's even a doctor's surgery, pharmacy and dentist in the village. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so, making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone).



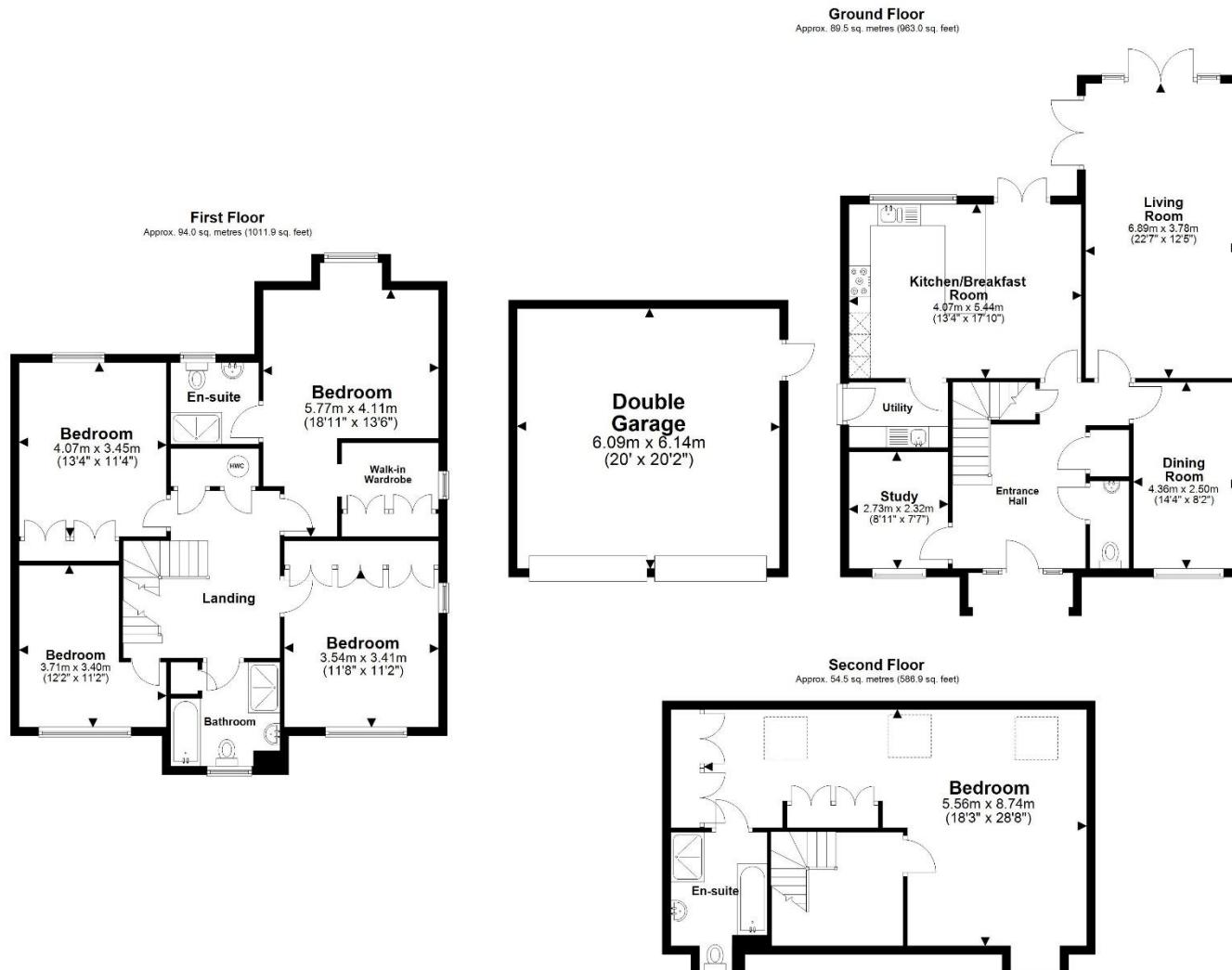












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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute 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.



EPC rating B: Council Tax G: