



Old Mill Place  
Aston Clinton



# Old Mill Place

Aston Clinton

## Guide Price £435,000

living room | kitchen/breakfast room | inner lobby area | WC | first floor landing | three bedrooms | family bathroom | rear garden | off-road parking

A recently-built three bedroom terraced home offering stylish, modern finishes, situated in a quiet village setting within the Bucks education catchment area.

Beautifully presented throughout, this superb property includes a spacious reception to the front, and an open-plan kitchen/breakfast room at the rear. The kitchen features contemporary cabinetry and worktops, and benefits from french doors opening to the garden. Integrated appliances include a double oven, hob and dishwasher. The ground floor is completed by a convenient WC.

Stairs rise from the living room to the first floor landing, which gives access to the three good-sized bedrooms and stylish family bathroom.

Outside, the enclosed rear garden features paved and lawned areas complemented by established planting. There is off-road parking to the front.

### Services

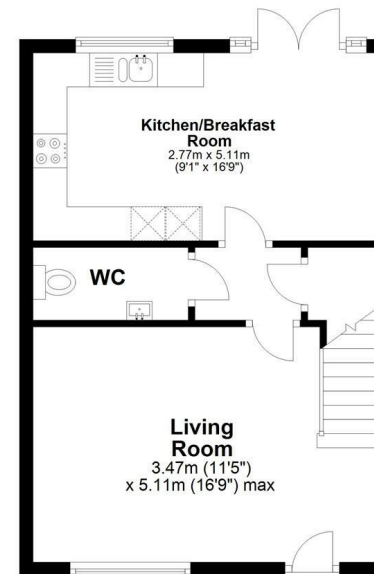
Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Aylesbury Vale).

### Situation

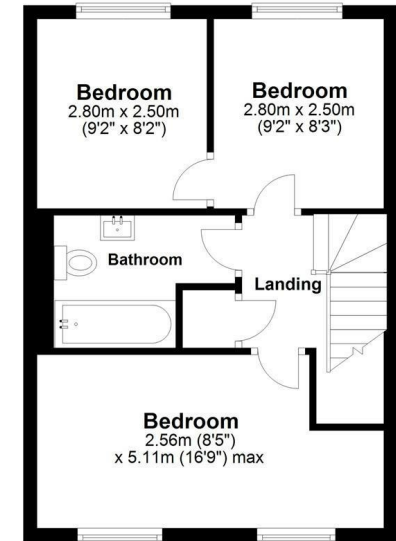
Aston Clinton is conveniently located a few miles from the neighbouring towns of Tring, Wendover and Aylesbury, which provide excellent shopping, sporting and educational facilities. Local village amenities include a doctor's surgery, pharmacy, shop/post office, school, large park with cafe, and public houses. For commuters, the A41 provides easy access to the M25 while the mainline stations at Tring and Wendover offer regular services to London (Euston) and London (Marylebone), respectively.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

**Ground Floor**  
Approx. 38.4 sq. metres (413.0 sq. feet)

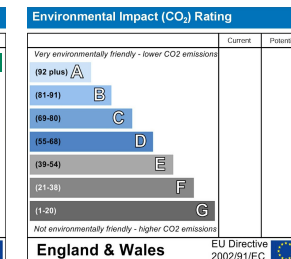
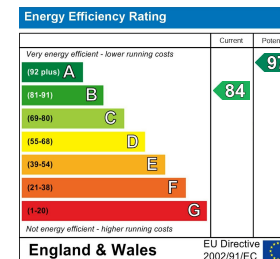


**First Floor**  
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 76.6 sq. metres (824.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



Relax... you're with Oakleys

151 High Street Berkhamsted Hertfordshire HP4 3HH 01442 386555 www.oakleysestate.co.uk

