



Williams  
For Sale  
0298 435600

Aylesbury Road

Aston Clinton | Aylesbury | Buckinghamshire | HP22  
5AQ





# Aylesbury Road

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Williams Properties are pleased to offer this two bedroom semi-detached house in the sought after village of Aston Clinton. The property is offered with no onward chain and consists of a living room, dining room, kitchen, downstairs wc, two bedrooms and bathroom. Outside there is an enclosed rear garden. Viewing is highly advised on this property.

## Offers in excess of £300,000

- Village Location
- No Onward Chain
- Enclosed Rear Garden
- Close To Amenities
- Two Bedroom House
- Two Reception Rooms
- Downstairs Cloakroom
- Viewing Highly Advised

### Aston Clinton

Aston Clinton is a sought after vibrant village in the county of Buckinghamshire. The village boasts a variety of amenities including local shops, schools, public houses, Doctors Surgery, Dentist, Hotel & Inn, Restaurants, Veterinary Surgery and Churches. For sports enthusiasts the village caters for cricket, football, tennis and bowls among others and there are numerous golf courses within the local area. The nearby towns of Aylesbury & Wendover both offer main line train stations running to Marylebone (45-50 minutes), and there are bus links to all towns. The school catchment area for Aston Clinton includes the grammar schools in Aylesbury, the Aston Clinton Combined School, John Colet School in Wendover and the Tring Arts Educational School.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available





Aston Clinton village offers local amenities including shops, primary school, sport facilities and regular bus routes to Aylesbury and surrounding towns and villages.



**Living Room**

Enter through the front door into the living room consisting of a window to the front aspect, electric fireplace, radiator, carpet laid to floor and light pendant to ceiling. Space for a sofa set and other furniture.

**Hallway**

Door to the dining room. Stairs rise to the first floor.

**Dining Room**

Dining room consists of windows to the side and rear aspect, electric fireplace, radiator, carpet laid to floor and light pendant to ceiling. Space for a dining table set. Door to the kitchen.

**WC**

WC comprises a pedestal hand wash basin, wc and a frosted window.

**Kitchen**

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit, inset electric hob and oven, space for washing machine and under counter fridge. Side door leads out to the garden.

**First Floor**

Doors to both bedrooms and bathroom. Access to the loft.

**Bedroom**

Bedroom consists of a window, carpet laid to floor, ceiling light fan, radiator and fireplace. Space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window, carpet laid to floor, radiator, light fitting to ceiling and space for a single bed and other furniture.

**Bathroom**

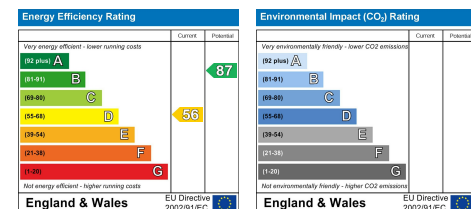
Bathroom comprises a panelled bathtub with shower attachment, pedestal hand wash basin, wc, enclosed shower cubicle, half height tiling to walls, radiator and a frosted window.

**Rear Garden**

Enclosed rear garden with a paved patio and pathway, grass and gravelled area with shrubs and bushes.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.