



Aston Clinton Road

Weston Turville | Aylesbury | Buckinghamshire | HP22  
5AD



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Welcome to this charming three bedroom semi-detached house located on Aston Clinton Road in Aylesbury. Situated in a desirable location, this property offers a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and transport links. As you step inside, you are greeted by two reception rooms, kitchen, wc, three bedrooms and family bathroom. Outside there is a fantastic rear garden which backs onto open fields and a garage with driveway parking.

Offers in excess of £515,000

## Weston Turville

Sought-after village of Weston Turville, which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London, Marylebone or from Tring station for London, Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers a swift connection with the M25.

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the porch with a further door into the hall. Stairs rise to the first floor and doors to the living room, wc, kitchen and dining room. Under stairs cupboard.







- Three Bedroom House
- Excellent Road Links To A41/M25
- Fantastic Rear Garden
- Garage & Driveway
- Backs Onto Open Farmland
- Multiple Reception Rooms

**Living Room**

Living room consists of a window to the front aspect, feature fireplace, carpet laid to floor, radiator and light pendant to ceiling. Space for a sofa set and other furniture.

**WC**

Comprises a wc, hand wash basin, heated towel rail and a frosted window.

**Dining Room**

Dining room consists of wood effect flooring, light pendant to ceiling, wall lights, radiator and space for a dining table set. Open plan to family room.

**Family Room**

Family room consists of sliding door to the rear garden, wood effect flooring, radiator, light pendant to ceiling and space for a sofa set and other furniture.

**Kitchen**

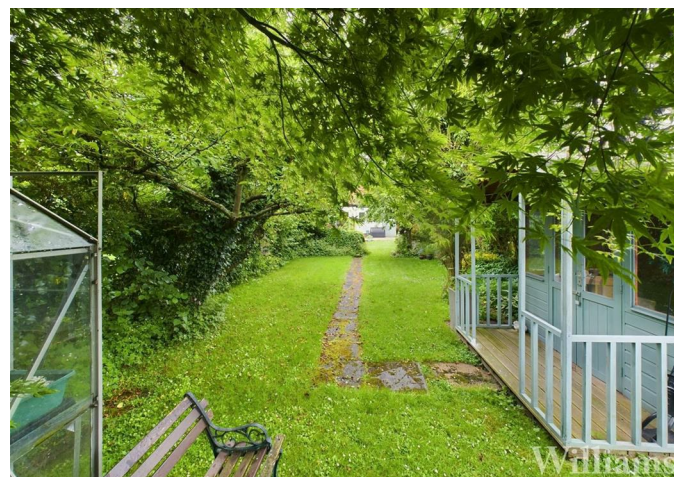
Kitchen consists of a range of wooden wall and base mounted units with roll on worktops, inset one and half sink bowl unit, inset electric hob, oven and overhead extractor, space for dishwasher, built in breakfast bar and a door leading out to the rear garden.

**First Floor**

Doors to all three bedrooms and bathroom. Access to the loft.

**Bedroom**

Bedroom consists of a window to the front aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.





Situated off of Aston Clinton Road, the property has fantastic road links to the A41 & M25.



**Bedroom**

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

**Bedroom**

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

**Bathroom**

Bathroom comprises a wc, pedestal hand wash basin, bathtub with overhead shower, attachment and screen, tiling to splash sensitive areas, radiator and a frosted window.

**Rear Garden**

Enclosed rear garden with a paved patio leading to an expanse of lawn laid, established trees, plants and bushes, garden shed and access to the garage.

**Garage & Parking**

Garage with up and over door, light and power. Block paved driveway with space for multiple vehicles.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-38) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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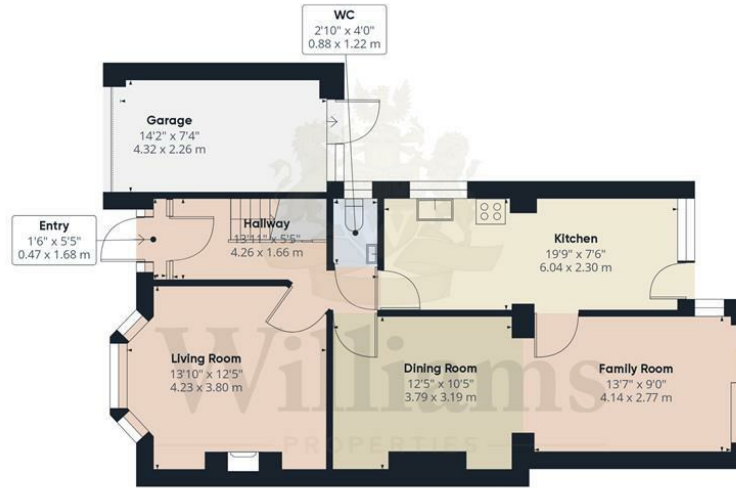




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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1199.26 ft<sup>2</sup>  
 111.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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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.