



Green End Street

| Aston Clinton | Buckinghamshire | HP22 5EU



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Williams Properties welcome to the market this extended three bedroom detached home set in a highly sought after village location within easy reach of the A41 linking London and the M25. The property offers an entrance hall, downstairs WC/shower room/utility, lounge, dining room, family room, kitchen, three bedrooms and family bathroom. Outside the property has driveway parking and a courtyard rear garden.

Price £550,000

- Village Location
- Three Bedroom Detached
- Three Reception Rooms
- Downstairs Shower Room
- Driveway Parking
- Courtyard Rear Garden

Aston Clinton

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 E

Local Authority

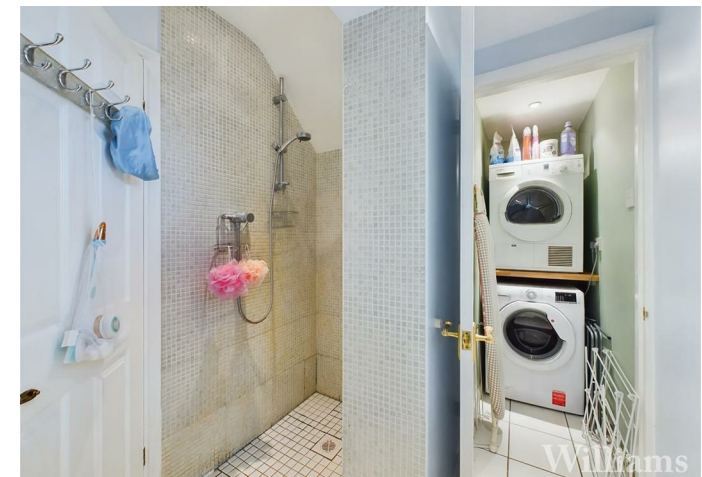
Buckinghamshire Council

Services

All main services available

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.



A well presented three bedroom detached house set in the heart of this highly sought after village and adjacent to The Oak Pub & Restaurant. Three receptions, downstairs WC & shower room, three bedrooms, bathroom, parking and courtyard garden.



Entrance Hall

L shape with door to the dining room, stairs to the first floor and door to the downstairs WC and shower room.

Downstairs WC/Shower Room

The room comprises of a walk in shower, wash basin, WC, and door opening to a utility area housing with space for a washing machine and tumble dryer. Tiled flooring, radiator and window to front.

Lounge

Double aspect room with window to the front and patio doors opening to the courtyard garden to the rear. Radiator and ample room for lounge furniture.

Dining Room

Window overlooking the rear garden and doors to the lounge, kitchen and hallway. Space for dining furniture and dressers.

Family Room

Window to the front, radiator and storage cupboard. Door to kitchen.

Kitchen

Comprising of base and wall mounted units with roll top work surfaces, inset one and half bowl sink with mixer tap, built in oven, hob and extractor. Space for dishwasher and fridge, window to the rear door to dining room, family room and garden. Tiled floor and recessed spot lights.

Landing

Window to front and doors to all first floor rooms.

Main Bedroom

Window to the rear, radiator, space for double bed, wardrobes and other bedroom furniture.

Bedroom Two

Room for bedroom furniture, window to the rear and radiator.

Bedroom Three

Window to the front, radiator and space for bedroom furniture.

Bathroom

Three piece suite comprising of a panelled bath with mixer tap and shower attachment with glazed screen, WC, wash basin, tiling to splash sensitive areas, window to the rear and heated towel rail.

Front Garden

Landscaped with established bushes trees, gravelled driveway and gated side access to the rear garden.

Driveway

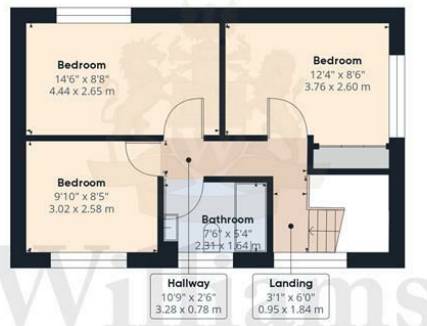
Gravelled driveway to the front for approximately two vehicles.

Rear Courtyard Garden

Enclosed with fencing and landscaped with established bushes and trees, hard landscaping with a paved patio extending to the side of the property with a shed and gated access to the front.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 1174.13 ft²
 109.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements 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.

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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.