



PORTFOLIO
from **brown & merry**

Flora Avenue, Aston Clinton, Buckinghamshire HP22 5FT

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A substantial, beautifully presented, four double bedroom family home, benefiting from superior fixtures and finishes throughout.



Entrance Hall

A covered porch and front door opens onto a spacious reception hall with doors to all rooms, a large storage cupboard and stairs to the first floor.

Sitting Room

Double oak doors open to a superb double aspect sitting room, a large bay window to the front aspect, feature fireplace and bi fold doors open to the rear garden.

Kitchen / Family Room

A fabulous kitchen fitted with an extensive range of wall and base units with complementary worksurfaces over, built in double oven, hob with extractor over, breakfast bar. window overlooking the rear terrace. The open plan kitchen flows seamlessly into a lovely seating / family area.

Utility/Cloak Room

Space and plumbing for washing machine/tumble dryer, worksurfaces with stainless steel sink over. Low level WC and window to side aspect,

Study/Family Room

A light double aspect room with large bay window to the front aspect and window to the side.



Landing

Doors to all bedrooms and the main family bathroom.

Master Bedroom

A superb double aspect master suite with with en-suite shower room and dressing area.

En-suite to Master Bedroom

With a shower cubicle, wash hand basin and a w/c.

Bedroom Two

A spacious double en-suite bedroom with built in wardrobes, window over looking the rear garden.

Bedroom Three

A bright double bedroom with window to front aspect and built in wardrobes.

Bedroom Four

Double bedroom with built in wardrobes and window to the front aspect.

Family Bathroom

A white suite comprising bath with shower over, low level wc and wash hand basin.

Outside

The property is located on an exclusive development in the pretty village of Aston Clinton, 5 Flora Avenue is accessed via a paved driveway which leads to a double garage and parking; a shrub lined path leads to the front door. The rear garden has two terraced seating areas and a large storage shed, the remainder of the garden is laid to lawn and enclosed by panelled fencing and an attractive brick built wall.



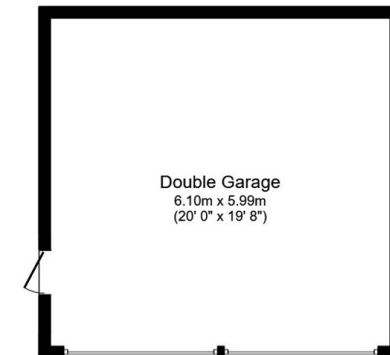
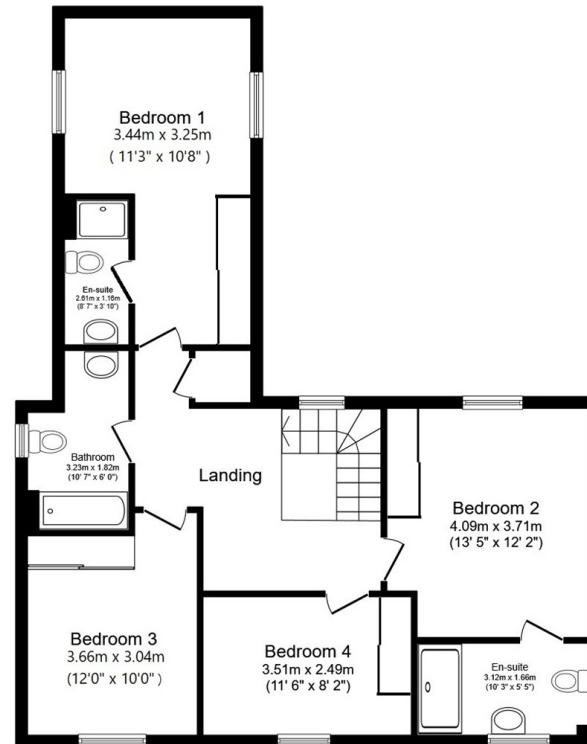
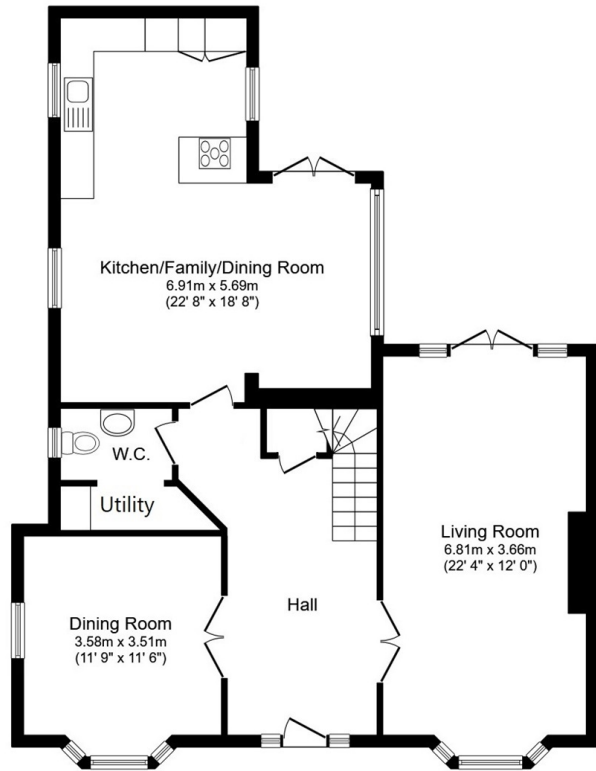


Location & Education

The property is situated at the foot of the Chiltern Hills. Aston Clinton has a village shop, a choice of public houses, restaurants, doctor's surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston Clinton Park, with football and hockey pitches, Bowling Green, plus all weather tennis courts. The nearest market town is Tring, which offers a comprehensive range of shopping facilities, including Tesco and Marks & Spencer food hall. There is easy access to the A41 which connects with Junction 20 of the M25. Tring Station offers a frequent service to

London Euston (35 mins). Wendover offers an alternative service to London Marylebone (55 mins). Education: Buckinghamshire has been renowned for its schooling for many years. The village has a good primary school, which feeds into the popular John Colet School in Wendover. Aston Clinton also lies in the catchment area for the Aylesbury Grammar and High Schools, together with the Sir Henry Floyd Grammar School. The private sector is well served in the area, including Griffin House and Beacon School.





Total floor area 213.9 sq.m. (2,303 sq.ft.) approx

welcome to

Flora Avenue, Aston Clinton, Buckinghamshire HP22 5FT

Offers in excess of

£850,000

- Four Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Garage & Parking

Tenure: Freehold

EPC Rating: B

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from



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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
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