



PORTFOLIO
from



brown & merry

Beechwood, Aston Clinton, Buckinghamshire

45 Beechwood, Aston Clinton, Buckinghamshire HP22 5JW

A superb, three bedroom, semi detached house which has been beautifully refurbished and updated. Spacious open plan sitting / dining room, beautifully refitted kitchen, spacious conservatory and ground floor shower room, enclosed rear garden and garaging.



Entrance

The front door opens to a spacious entrance hall, large storage cupboard, stair rising to the first floor, door to cloakroom/shower room, door to conservatory and door to main reception rooms.

Cloakroom / shower room

Walk in shower cubicle, low level W/C and wash hand basin, window to side. tiled floor and walls, heated towel rail.

Sitting Room

13'5 x 12'10 max

A bright and spacious reception room, large picture window to the front aspect, feature fireplace, laminate wood flooring, the sitting room flows seamlessly through to the kitchen / dining room.

Kitchen / Dining Room

16'9 x 10'10 max

The kitchen is fitted with an extensive range of wall and base units, with complementary granite work-surfaces, built in double oven, induction hob with extractor over,



space and plumbing for dishwasher and washing machine, sink with mixer tap over, breakfast bar. Window to side aspect, door and window to rear garden.

Conservatory

14'5 x 11'2 max

A bright and spacious conservatory, providing additional entertaining space, doors to rear garden wood effect laminate flooring.

First Floor Landing

A bright landing with window to side aspect, doors to all

bedrooms and family bathroom.

Bedroom One

13'1 x 10'6 max

Fitted with a comprehensive range of wardrobes and drawer units providing excellent and substantial storage. Large picture window to front aspect.

Bedroom Two

11'6 x 10'6 max

A bright and spacious double bedroom, large window to the rear aspect.



Bedroom Three

9'10 x 6'7 max

A light single bedroom, built in wardrobe, window to side aspect, currently used as a home office.

Family Bathroom

A white suite comprising of a vanity unit housing the low level wc and washbasin, bath with shower over, fully tiled walls and floor, window to rear aspect.

Outside

To the front of the property a paved stone path leads to the front door, there is hard standing for two vehicles, and area of lawn with mature trees and shrubs, gated side access to the rear garden.

The rear garden is partially paved with an area of lawn, the perfect balance for family life. Personal doors to the garage and the workshop.

Garage

13'1 x 7'10 max

The entrance to the garage is to the side of the property, brick built with a metal up and over door, power and light, additional parking for one vehicle in front of the garage.

Workshop

13'1 x 7'10 max

Accessed from the back garden, the workshop has power and light, and with some conversion would make a fantastic home office.

Education

Schooling - Aston Clinton School (0.8 miles)

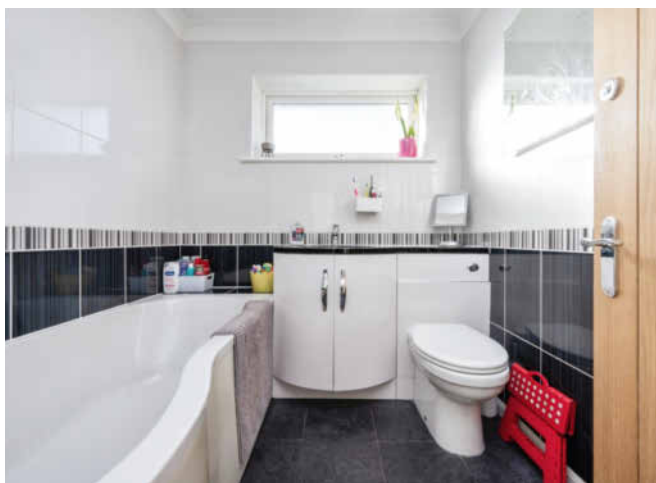
Goldfield Infants' and Nursery School (1.7 miles)

Haydon Training Independent School (3.0 miles)

Aylesbury College (5.1 miles)

Buckinghamshire UTC (5.2 miles)

Tring Park School for the Performing Arts (2.1 miles)

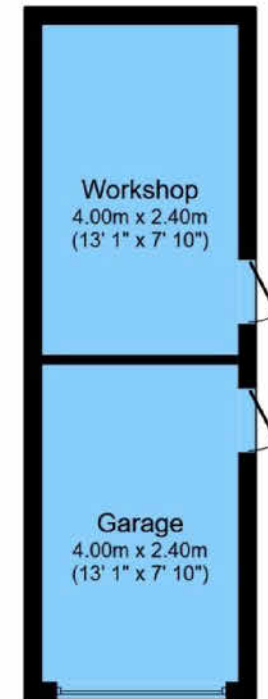




Ground Floor



First Floor



Outbuilding

Total floor area 120.8 m² (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Beechwood, Aston Clinton, Buckinghamshire

A superb family home offering light and spacious accommodation over two floors, having undergone a lot of updating and refurbishment in the past couple of years, this property is presented in excellent condition and is ready to move into. Viewing essential.

Guide Price

£450,000

- Spacious open plan accommodation
- Three bedrooms
- Two bathrooms
- Parking and garage

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

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