



PORTFOLIO
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Green End Street, Aston Clinton, HP22 5JE

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This well-presented and maintained detached four bedroom family home is set back from the road and offers ample driveway parking and a large double garage.



Entrance Porch

Entering the property the outer porch area has a double glazed door to the front aspect and a window. The inner door opens into the entrance hall.

Entrance Hall / Dining Room

The entrance hall / dining room has the stairs leading up to the first floor, doors to the living room, kitchen, garage and cloakroom. There is also a window to the front aspect, two radiators and carpeted flooring.

Living Room

The large living room is situated to the rear of the property and offers two large windows to the rear aspect over looking the rear garden, carpeted flooring, an ornamental fireplace and two radiators.

Kitchen

The open kitchen has a good range of both wall and floor units with work surfaces over, a high level double oven, gas hob with extractor above, sink and drainer unit, space for appliances, open to the breakfast room and a side door to leading to the front.



Breakfast Room

Leading off of the kitchen the sunny breakfast room has windows to the side and rear aspect, a door to the rear garden and patio area and a good range of cupboard space.

Cloakroom

Cloakroom with WC.

First Floor Landing

Rising from the first floor the open landing leads through into all the bedrooms and the main bathroom.

Master bedroom

The main bedroom has a large window to the front aspect, carpeted flooring, a radiator and a door leading into the en-suite.

En-suite to Master

An exceptionally spacious en-suite comprising of a large shower cubicle, bath, wc, wash hand basin and a window to the rear aspect.

Bedroom Two

A good sized double bedroom, carpeted, window to the rear aspect.

Bedroom Three

Another good sized double bedroom with carpeted flooring and window to the front aspect.

Bedroom Four

A cosy double bedroom, carpeted flooring, window to the front aspect.

Family Bathroom

A white suite comprising of paneled bath, pedestal wash hand basin and wc, window to rear aspect.

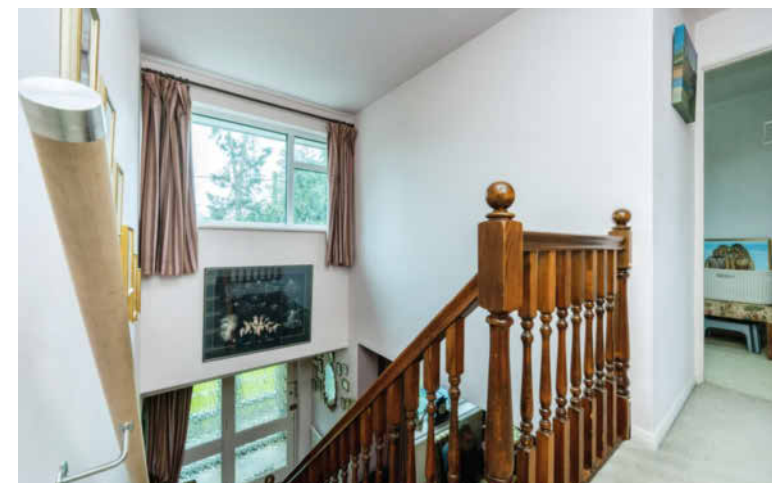
Outside

A gated block paved drive leads to the integral garages and provides parking for multiple vehicles, attractive lawn and enclosed by mature hedging and picket fencing.

The mature rear garden is a lovely feature of the property, mainly laid to lawn with well stocked flower and shrub borders, enclosed with paneled fencing and mature planting, green house.

Location

The property is situated in the village of Aston Clinton within a few minutes' walk of the local village facilities. The village has a shop, a coffee shop, a choice of public houses, restaurants, doctors surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston Park. The nearest market town is Tring, which offers a comprehensive range of shopping facilities, including Tesco and Marks & Spencer Simply Food. 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).

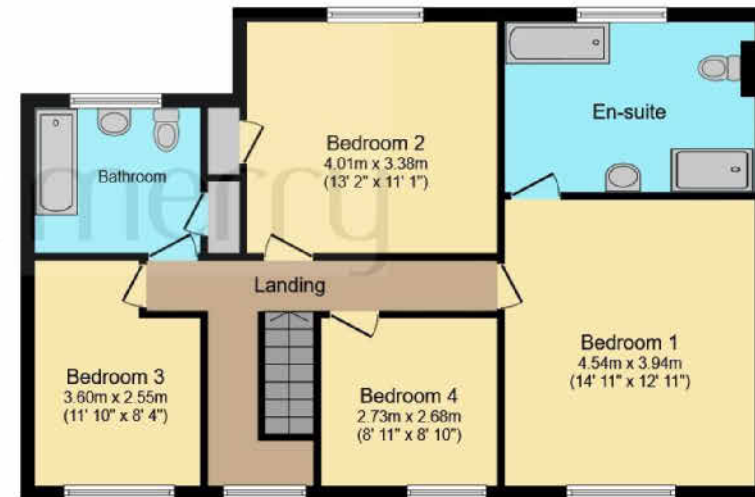
Education

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 The Beacon and Berkhamsted School.





Ground Floor



First Floor

Total floor area 195.9 m² (2,108 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

16a Green End Street, Aston Clinton, HP22 5JE

A substantial detached family residence set within landscaped gardens and boasts bright and spacious reception rooms, study, cloakroom, four double bedrooms and a large double garage, gated driveway parking for several vehicles.

Guide Price

£820,000

- NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS
- LARGE DOUBLE GARAGE
- EXTENDED DETACHED FAMILY HOME

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

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