



Hyde Street, Aston Clinton,
Buckinghamshire HP22 0AN

TIM RUSS
& COMPANY



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Beautifully presented four bedroom detached property built just 4 years ago by Rectory Homes with the benefit of two en-suites, a large living room and a superb kitchen/dining/family room.

£775,000 Freehold



The Property

This detached property offers extremely well-proportioned accommodation and is situated on a small development with the benefit of a double garage and driveway. The accommodation has been enhanced by the current owners and comprises: entrance hall, cloakroom, large double aspect living room with double doors to the garden, superb kitchen/dining room with plenty of room for a good sized table and integrated appliances including dishwasher, double oven, gas hob, extractor and fridge/freezer. The dining area opens straight into the superb double aspect family room which has bi-fold doors leading out to the garden. There is also a useful utility room. To the first floor there is a master bedroom with a dressing room and a well-appointed en-suite shower room. The second bedroom also has an en-suite shower room. There are two further good size bedrooms and a family bathroom fitted with a three piece white suite with shower over bath. The property benefits from the remainder of the 10 year NHBC, has gas fired central heating, underfloor heating to the ground floor and double glazing.

Outside

To the front of the property is a pathway leading to the front door and a large block paved driveway

providing ample parking and access to the double garage. There is also a gate leading to the rear garden which is of a good size and enjoys a sunny south westerly aspect. The garden is laid mainly to lawn with cherry blossom trees, a bark chip area for children's recreation, a good area of lawn and a large patio abutting the family room. Discretely tucked away to the side of the property is a shed.

Double Garage 20'1 x 19'8

Electric up & over doors to the front and a personal door to the rear, light & power.

Additional Information

Council Tax Band: F / EPC Rating: B

Maintenance Charge: £308 per annum charge for the maintenance of the communal areas and lighting.

Location

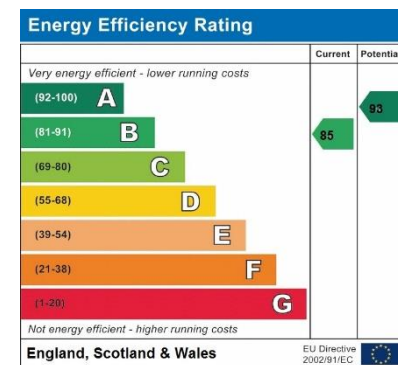
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling

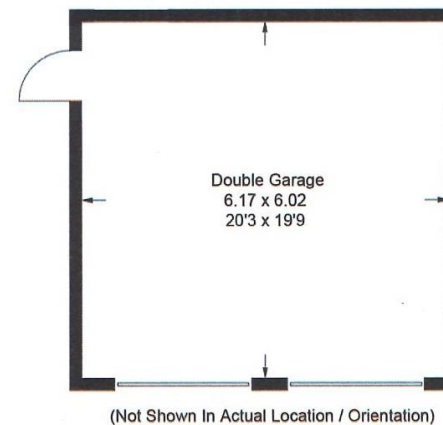
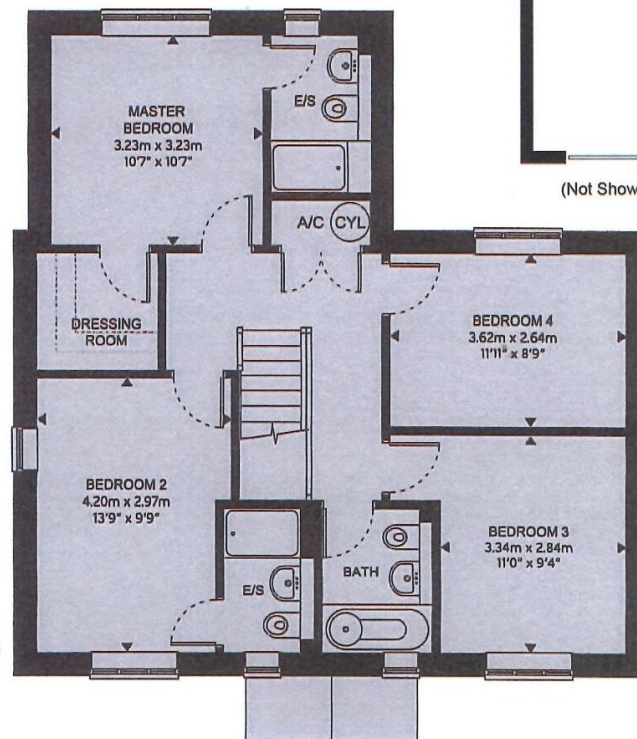
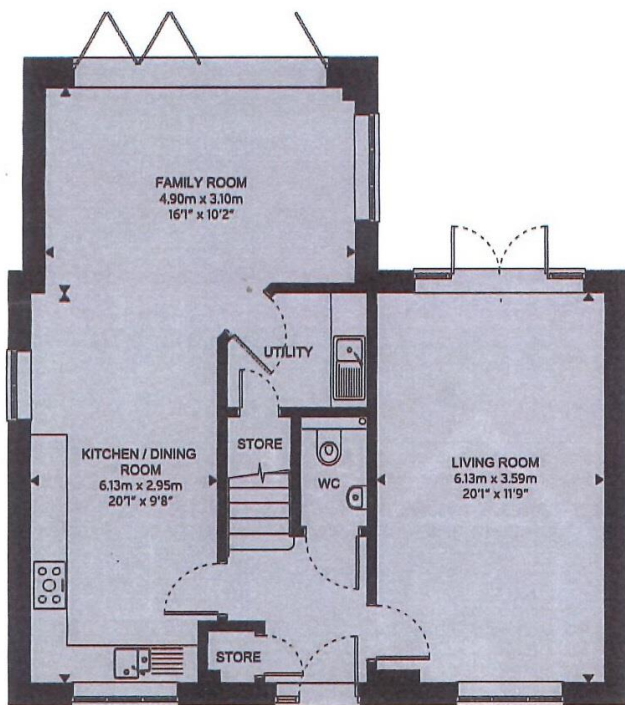
is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the Wendover and Aylesbury arm of the Grand Union Canal.

Post code for SatNav: HP22 0AN

Viewings

Strictly by appointment only.





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