



Appletree Close, Aston Clinton,
Buckinghamshire, HP22 5ZF

TIM RUSS
& COMPANY



Appletree Close Aston Clinton HP22 5ZF

Beautifully presented detached family home in a quiet, tucked away location with a sunny, south westerly facing garden.

£710,000 Freehold



The Property

Situated in a private road serving just seven properties, this detached family home was built only 4 years ago and has been maintained to a very high standard by the current owners. The property comprises: entrance hall with excellent understairs storage, cloakroom/utility room, living room, study, superb kitchen/dining/family room with bi-fold doors leading out to the garden and integrated appliances including double oven, microwave, induction hob, extractor, fridge/freezer, dishwasher and wine fridge. To the first floor there is a master bedroom with fitted wardrobe cupboards and an en-suite shower room, three further double bedrooms (one with fitted wardrobe cupboards) and a well fitted family bathroom.

Outside

To the front of the property is an area of lawn with beech hedging and then a driveway to the side, providing off street parking in addition to the garage. To the rear, the garden enjoys a sunny south westerly aspect and a high degree of seclusion. There is a timber shed to the side of the house, a large paved patio, a good area of lawn and a play area to the rear with an additional paved seating area.

Garage 20' x 10'1

Light and power, car charging point, door to garden.



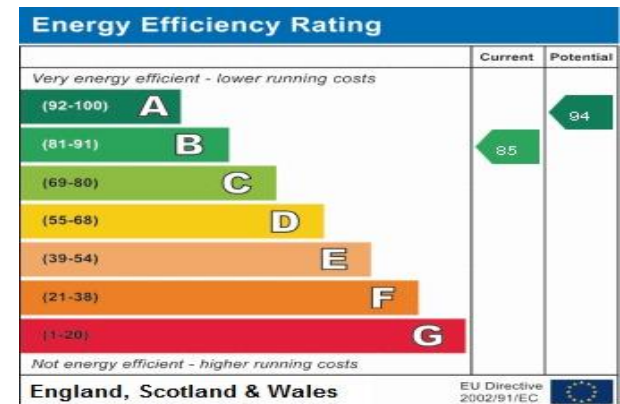
Additional Information

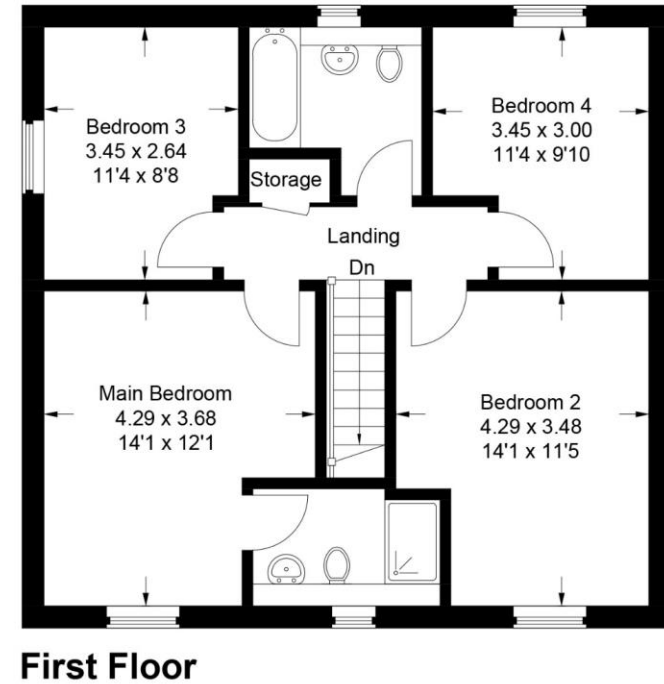
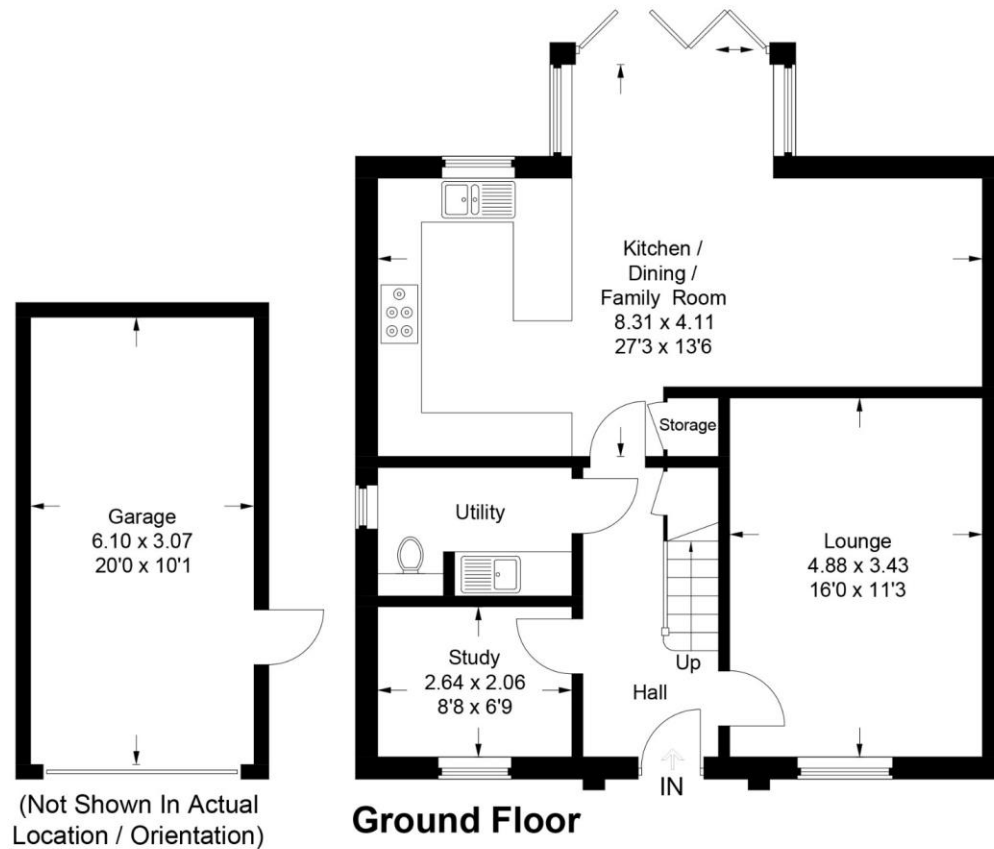
Council Tax Band: F / EPC Rating: B

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 disused arm of the Grand Union Canal nearby.





Appletree Close

Approximate Gross Internal Area
 Ground Floor = 70.0 sq m / 753 sq ft
 First Floor = 65.2 sq m / 702 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 153.8 sq m / 1655 sq ft

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