



Chapel Drive, Aston Clinton,
Buckinghamshire HP22 5EN

TIM RUSS
& COMPANY



Chapel Drive Aston Clinton HP22 5EN

Very well presented and upgraded detached family home with a large driveway and a garage offered with **NO ONWARD CHAIN.**

£795,000 Freehold



The Property

Built by Bellway Homes just 3 years ago, this well presented detached family home is situated in possibly the best position on a quiet close comprising of just two other houses. Benefitting from numerous upgrades and offering spacious and versatile accommodation along with a large driveway and garage. The property is being sold with no upper chain and the accommodation comprises: entrance hall, cloakroom. A spacious lounge with double doors leading out to the garden, good sized dining room, superb kitchen/breakfast/family room again, with double doors leading out to the garden. The kitchen is well fitted with a good range of storage cupboards and integrated appliances which include a double oven, gas hob, extractor, dishwasher, fridge/freezer and washing machine. To the first floor there are four double bedrooms – two with an en-suite shower room and a bank of fitted wardrobe cupboards to the master bedroom which is double aspect. The beautiful family bathroom is fitted with a white suite and has a bath and a separate shower.

Outside

A pathway leads to the canopied front door with borders stocked with shrubs and an area of lawn. To the right of the property is a large driveway and the

garage. To the rear is a walled garden which has been attractively landscaped for ease of maintenance and has a gate giving side access to the driveway and front of the property.

Garage 20'10 x 9'10

With light and power, accessed by a front up and over door and a side door which leads on to the rear garden.

Additional Information

Council Tax Band: G / EPC Rating: B
Outgoings/Maintenance Charges: £300.00 p/a

Location

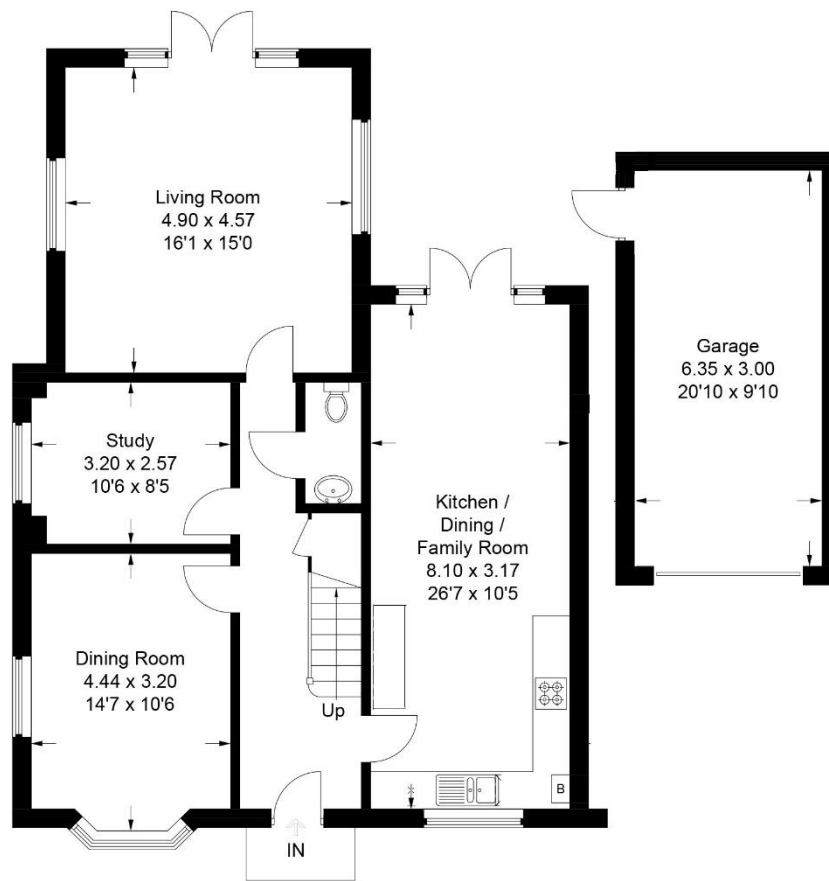
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's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

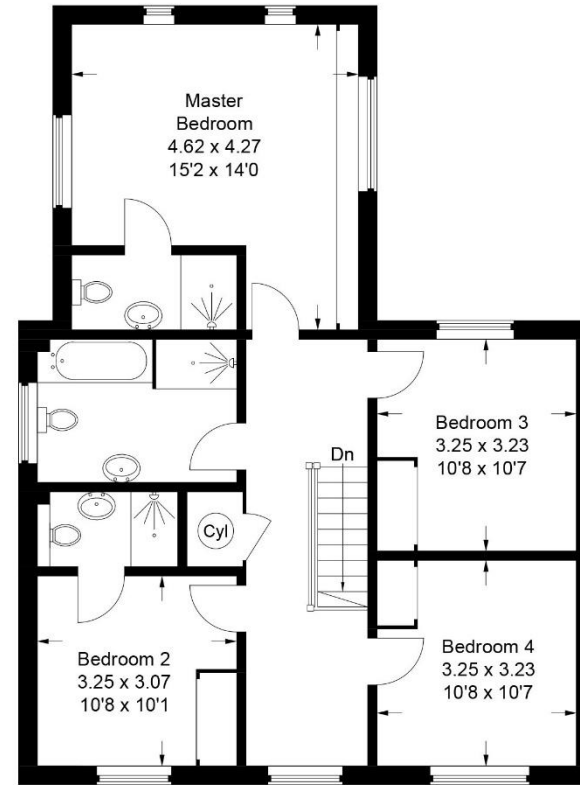
Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





Ground Floor



First Floor

Chapel Drive

Approximate Gross Internal Area
 Ground Floor = 87.9 sq m / 946 sq ft
 First Floor = 82.5 sq m / 888 sq ft
 Garage = 19.4 sq m / 209 sq ft
 Total = 189.8 sq m / 2,043 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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