



Vantage Street, Aston Clinton,
Buckinghamshire, HP22 5FY

TIM RUSS
& COMPANY



Vantage Street Aston Clinton HP22 5FY

Situated in a highly regarded location, a well presented detached family home offering well presented and flexible accommodation.

**Offers in Excess of £750,000
Freehold**



The Property

Offering extremely spacious and versatile accommodation over three floors, this detached five bedroom family home was built just 8 years ago and is being sold with the benefit of planning permission for a two storey extension to the side and rear of the property. The planning application can be seen on the AVDC website under planning application number: 23/03475/APP or plans are available via our office.

The well presented accommodation comprises: porch, entrance hall, double aspect living room, study, cloakroom / utility room, well fitted kitchen/dining room with integrated appliances including dishwasher, microwave, oven, hob and extractor. To the dining area there are double doors leading out to the garden. To the first floor there is a good sized landing and three bedrooms in all, including the master suite comprising of double bedroom, dressing area with a range of wardrobe cupboards, and a good sized en-suite shower room. There is also a second en-suite shower room and a well fitted family bathroom. To the second floor there are two large double bedrooms and a shower room.

Outside

The area to the front of the property has been attractively landscaped for ease of maintenance.



There is a block paved driveway to the side of the property which leads to the **Garage 20'3 x 10'9**, with light and power and door to garden. To the rear, the walled garden includes an area for lawn with a paved patio immediately abutting the property.

Additional Information

Council Tax Band: G / EPC Rating: B

Outgoings/Maintenance Charges: Approximately £500 per annum.

Location

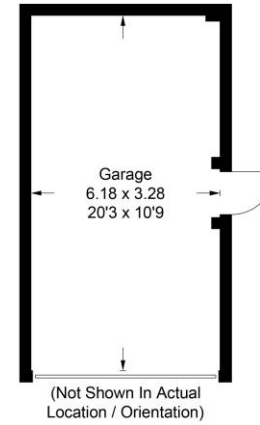
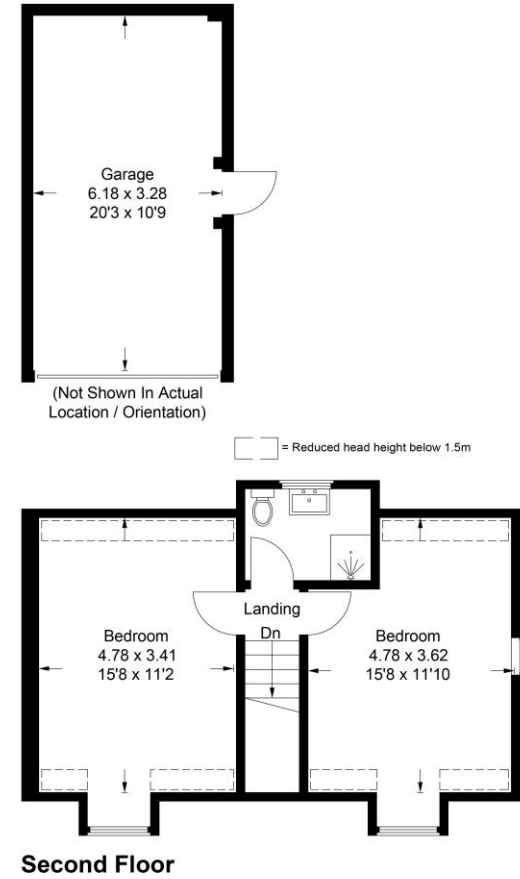
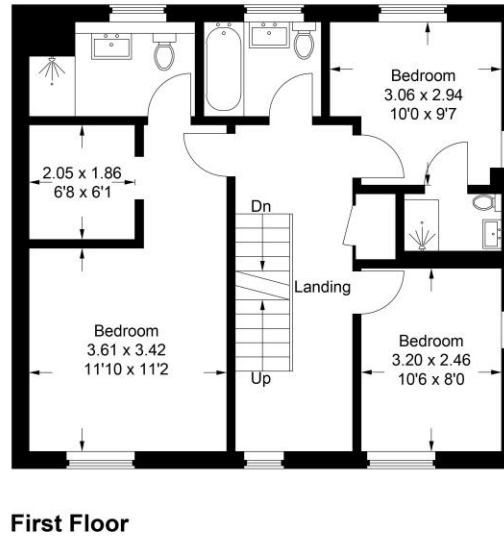
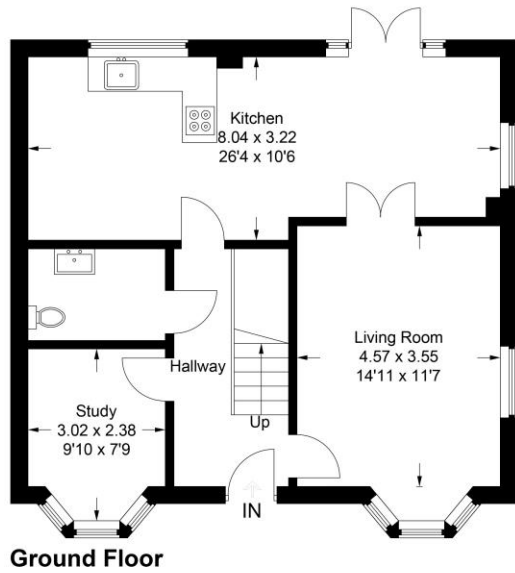
Aston Clinton is situated within the triangle of Wendover, Tring & Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery & a choice of public houses & restaurants, an extensive park, large children's playground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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Vantage Street

Approximate Gross Internal Area = 180.42 sq m / 1,941.98 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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