



Brackley Close, Aston Clinton - HP22 5JQ
£475,000



Brackley Close

Aston Clinton, Aylesbury

- Just Six Years Old
- Three Good Size Bedrooms
- Eat-In Kitchen/Diner
- Full Complement of Integrated Appliances
- Sitting Room
- Family Bathroom - Enuite Shower Room
- Detached Garage with Own Driveway

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). 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.



2 Brackley Close

Aston Clinton, Aylesbury

Just six years old this end of terrace three-bedroom family home offered in excellent order throughout with the benefit of a garage and driveway for at least 2 cars.

Located in a quiet cul-de-sac this end of terrace home is just 6 years old and still has the benefit of the remaining 10 year building warranty. The property is offered in good order throughout and has the further benefit of a detached garage, with power and light, approached via own drive providing parking for at least two cars. The spacious family home is set over three floors, comprising, entrance hall with understairs storage, guest cloakroom, eat-in kitchen with ample space for a dining table. The kitchen is fully equipped with integrated appliances including a washing machine, dishwasher and a fridge freezer. The sitting room looks out onto the garden with full height windows and double opening doors. To the first floor are two good size bedrooms and the family bathroom. The principal bedroom occupies the whole of the top floor, boast's a study area on the first floor ideal for those that are home workers. The bedroom is double aspect providing natural light throughout and offers a dressing area with built in wardrobes, eves access and an en-suite shower room.

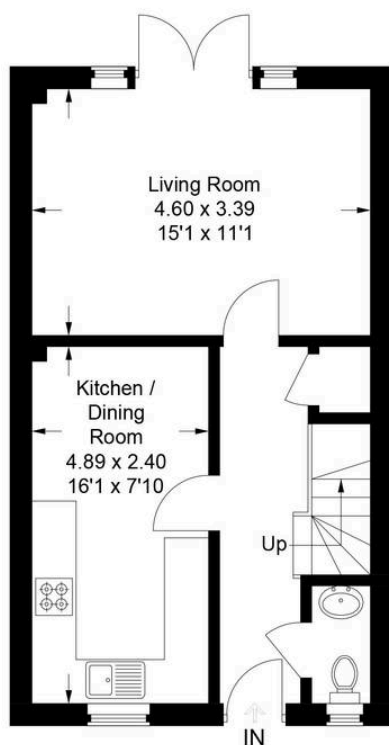
Council Tax band: D

Tenure: Freehold

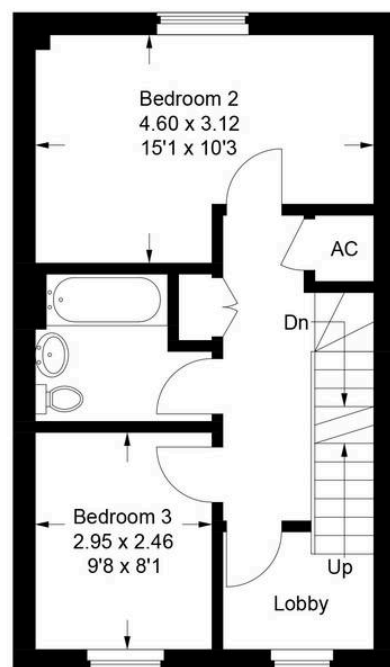
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

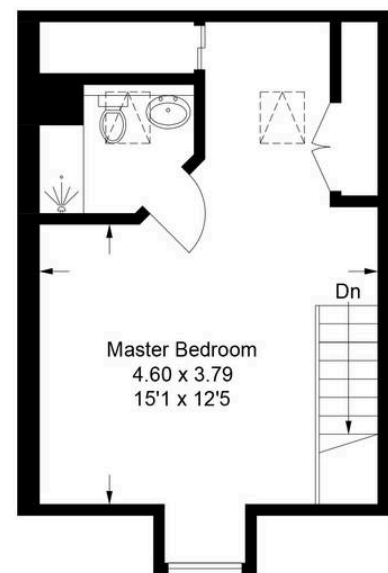




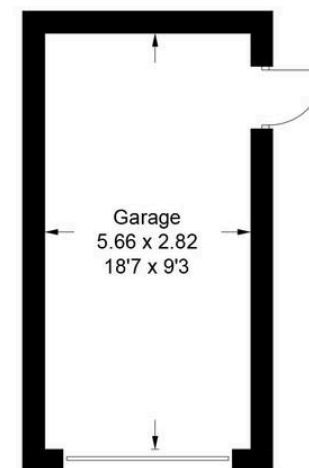
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

Brackley Close

Approximate Gross Internal Area
 Ground Floor = 38.8 sq m / 418 sq ft
 First Floor = 38.4 sq m / 413 sq ft
 Second Floor = 29.8 sq m / 321 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 123.2 sq m / 1,326 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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