



Chapel Drive, Aston Clinton - HP22 5EN
£795,000

 **TIM RUSS**
& Company



Chapel Drive

Aston Clinton, Aylesbury

- No Onward Chain
- Built in 2021
- Kitchen / Diner / Family Room
- Triple Aspect Sitting Room
- Dining Room & Study
- Four Double Bedrooms
- Three Bathrooms
- Garage and Parking

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 (c35 minutes) 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.



Chapel Drive

Aston Clinton, Aylesbury

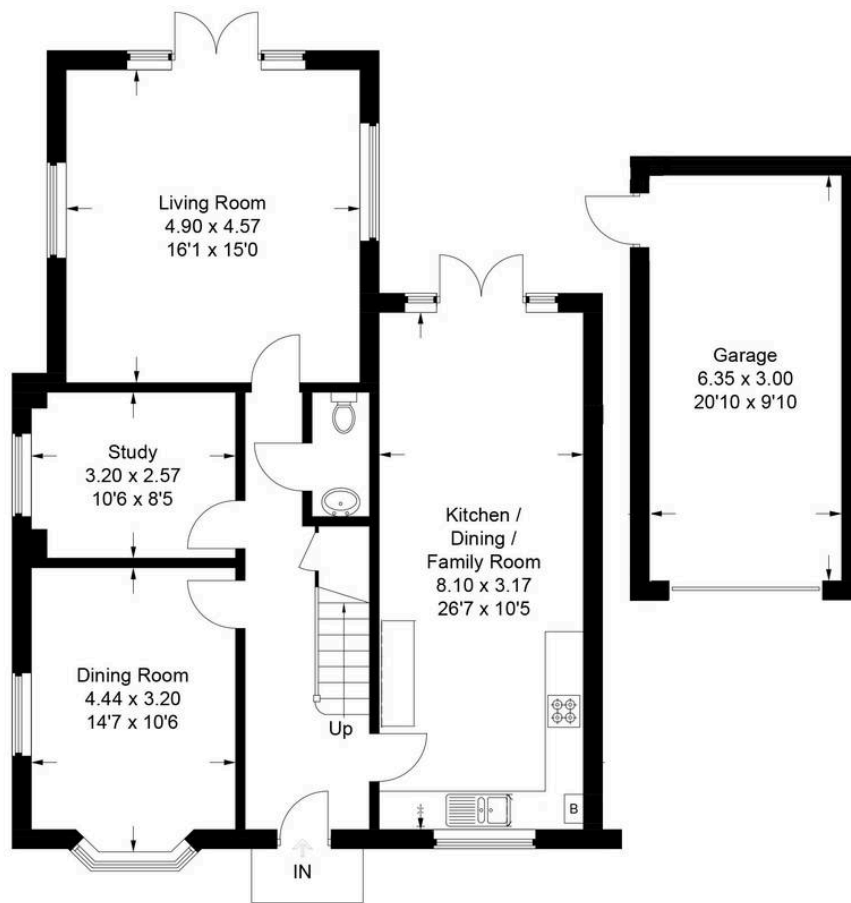
Very well presented and upgraded detached family home with a large driveway and a garage offered with NO ONWARD CHAIN.

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.

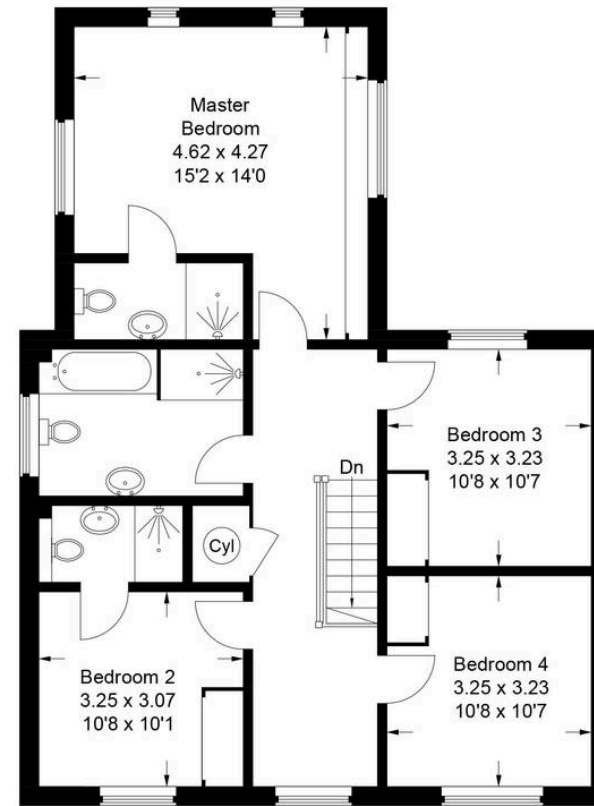
Council Tax band: G

Tenure: Freehold





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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

