



Hyde Street, Aston Clinton - HP22 0AN
£975,000

 **TIM RUSS**
& Company



Hyde Street

Aston Clinton, Aylesbury

- Extended to provide superb Kitchen/Dining/Family Room
- Large Sitting Room
- Family Room
- Utility Room + Cloakroom
- Four Double Bedrooms + Large Dressing Room
- Family Bathroom + Two En-Suite Shower Rooms
- Double Garage - part converted to provide a large Studio
- Good Size Garden

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 Wendover and Aylesbury arm of the Grand Union Canal. Post code for SatNav: HP22 0AN



Hyde Street

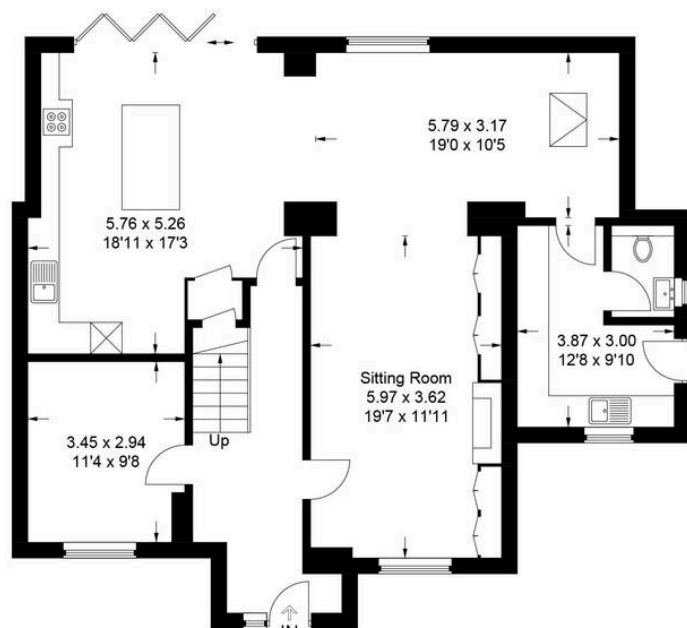
Aston Clinton, Aylesbury

Beautifully presented property extended to provide superb family accommodation with a stunning kitchen/dining/family room, part converted detached double garage and good sized sunny garden.

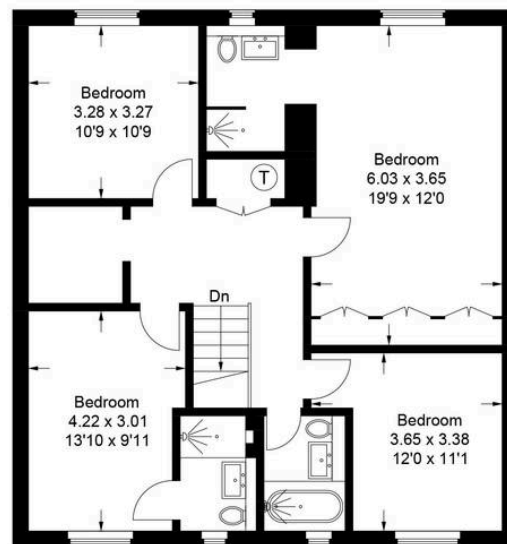
This detached property was built just seven years ago by Rectory Homes and was extended and re-configured in 2021 to provide spacious and versatile family accommodation. The property is beautifully presented with an attractively refitted kitchen and is situated on this small development with the benefit of a detached double garage and large driveway. The double garage was the original sales office for Rectory Homes and was therefore insulated with light and power, part of which is now being used as a hairdressing salon with a fitted sink & cloakroom. The accommodation comprises: entrance hall, family room, large living room with a range of fitted cupboards, superb kitchen/dining/family room with window and bi-fold doors leading out to the garden. The kitchen is fitted with an excellent range of base and wall mounted cupboards with a large central island/breakfast bar and fitted appliances including double oven, microwave, wine fridge, five ring ceramic hob, extractor and dishwasher. There is also a very useful utility room and a cloakroom. To the first floor there is a large landing with a walk-in wardrobe, a spacious master bedroom with a range of fitted wardrobe cupboards and a well-appointed en-suite shower room. There are three further double bedrooms, a second en-suite shower room and a family bathroom. The property benefits from gas fired central heating, underfloor heating to the ground floor and double glazing.

Council Tax band: F -Tenure: Freehold - EPC : B





Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Hyde Street

Approximate Gross Internal Area

Ground Floor = 108.6 sq m / 1,169 sq ft

First Floor = 87.3 sq m / 940 sq ft

Outbuilding = 39.2 sq m / 422 sq ft

Total = 235.1 sq m / 2,531 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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