



The Courtyards, Aston Clinton - HP22 5GW
£420,000



The Courtyards, London Road

Aston Clinton

- Entrance Hall, Cloakroom
- Living/Dining Room
- Three Double Bedrooms
- Family Shower Room & En-Suite Shower Room
- Courtyard Garden
- Allocated Parking for Two Cars

Aston Clinton is a historic village which is set at the foot of the Chiltern Hills and on the Wendover Arm of the Grand Union Canal. 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 disused arm of the Grand Union Canal nearby.



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Beautifully presented property situated in an ideal location in the centre of the village, in a delightful mews style courtyard development.

Situated in the heart of this extremely sought after Buckinghamshire village, this three-bedroom property is situated in a delightful mews style setting and has been well maintained throughout. The accommodation comprises: entrance hall, cloakroom, well fitted kitchen with integrated appliances including fridge/freezer, oven, hob, and extractor fan. The light and airy living/dining room is situated to the rear of the property with double doors leading out to the courtyard garden. To the first floor there are two double bedrooms – both with built-in wardrobe cupboards, and a nicely fitted shower room. To the second floor there is a third double bedroom with an en-suite shower room. The property is double glazed, has gas fired central heating and is being sold with the benefit of no upper chain.

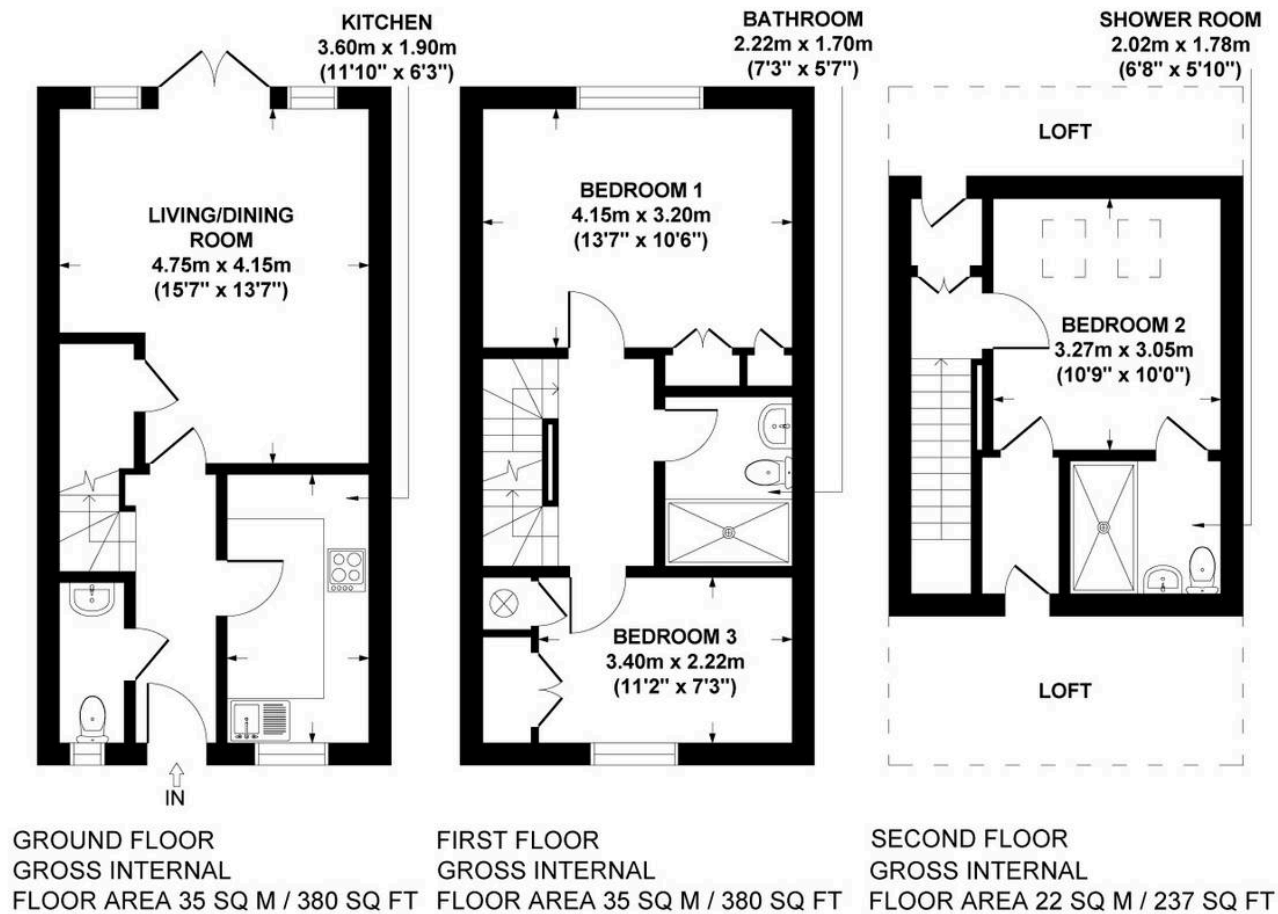
There is a charge payable for the maintenance of communal areas and the carparking area of approximately £65 per month.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





THE COURTYARDS, ASTON CLINTON, HP22 5GW
APPROX. GROSS INTERNAL FLOOR AREA 92 SQ M / 997 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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