



Pfullmann Street, Aston Clinton - HP22 0AQ
£675,000

TIM RUSS
& Company



Pfullmann Street

Aston Clinton, Aylesbury

- Entrance Hall, Cloakroom
- Good Sized Sitting Room
- Kitchen / Dining Room, Utility Area
- Master Bedroom with En-Suite Shower Room
- Three further Good Sized Bedrooms
- Family Bathroom
- Garden enjoying a Southerly Aspect
- Driveway For Two Cars
- Garage converted to Gym & Home Office

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops & amenities. This popular village has a local shop, post office, churches, doctor's surgery, a choice of public houses and 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 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 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, the Wendover and Aylesbury arm of the Grand Union Canal.



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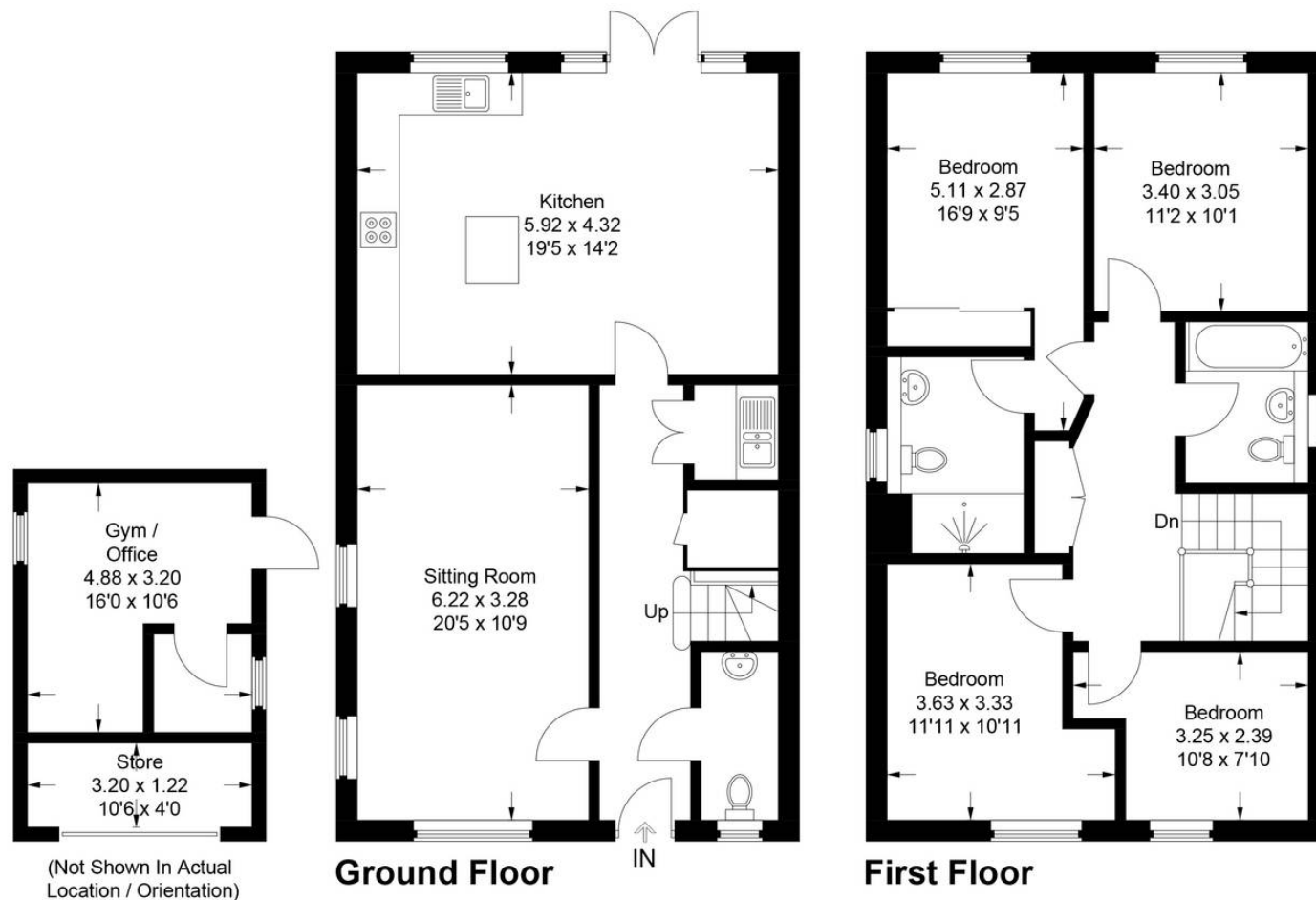
Beautifully presented detached family home situated within easy access of parks, cafes, schooling and local pubs/restaurants, with the benefit of a gym and home office.

Built just five years ago by Rectory Homes, this beautifully presented property benefits from a number of high-quality upgrades carried out by the current owners and also benefits from the remainder of the 10-year NHBC guarantee. The well planned accommodation to the ground floor has underfloor heating and comprises: spacious entrance hall with stairs to the first floor and double doors to a useful utility area which has space and plumbing for a washing machine, cloakroom, good sized double aspect living room, stunning kitchen/dining/family room with French doors leading out to the garden and an excellent range of kitchen units with a central island/breakfast bar and integrated appliances including double oven, hob, extractor, dishwasher and fridge freezer. To the first floor there is a spacious landing with a double storage cupboard, master bedroom with fitted wardrobes and an en-suite shower room, three further double bedrooms and a well-appointed family bathroom.

Additional Information:

Maintenance Charge: £375 per annum - Council Tax band: F - Tenure: Freehold - EPC : B





Pfullmann Street

Approximate Gross Internal Area

Ground Floor = 64.2 sq m / 691 sq ft

First Floor = 63.9 sq m / 688 sq ft

Store / Gym / Office = 15.2 sq m / 164 sq ft

Total = 143.3 sq m / 1,543 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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