



Chapel Drive, Aston Clinton - HP22 5EN
£825,000

 **TIM RUSS**
& Company

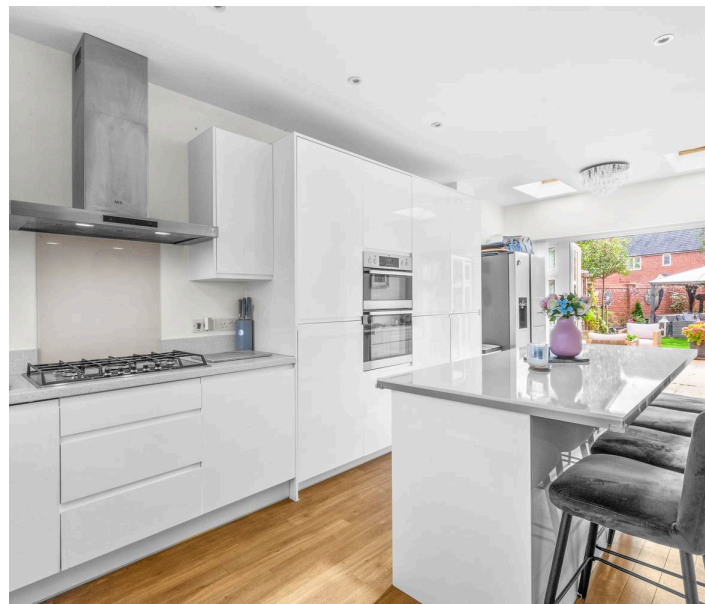


Chapel Drive

Aston Clinton

- Four Double Bedrooms
- Modern Kitchen Fitted with Integrated Appliances
- Three Reception Rooms
- Two En-Suites & Family Bathroom
- Off Street Parking & Garage
- Village Location
- Enclosed South Facing Rear Garden
- Within School Catchments
- Converted Garage (Multi-Purpose)

Aston Clinton offers an ideal blend of tranquil village life and strong commuter credentials. Situated at the foot of the Chilterns, with scenic surroundings, heritage charm and convenient access to major roads and rail services, it remains a highly desirable location for families, professionals and lifestyle buyers. The amenities, schooling, and strong market performance make it well suited for those seeking quality living in a semi-rural yet connected setting.



This property presents a rare opportunity to secure a well-designed home in a prime location, combining functionality with style. Whether relaxing in the south-facing garden or enjoying the convenience of integrated appliances in the modern kitchen, this residence offers a harmonious blend of comfort and sophistication. Don't miss the chance to make this meticulously crafted house your new home.

Chapel Drive

Aston Clinton

Situated within a desirable village location, this exceptional 4-bedroom detached house offers the epitome of modern living. Boasting four generously sized double bedrooms, this property provides ample space for a growing family.

Upon entering, you are greeted by a modern and well-appointed kitchen, complete with integrated appliances, ideal for culinary enthusiasts and hosting gatherings. The property features three reception rooms, providing flexibility for various lifestyles and the opportunity to create distinct living areas within the home.

Living up to the demands of contemporary living, this property includes two en-suites, downstairs W/C and a family bathroom, catering to the requirements of a busy household and ensuring convenience for all residents. The convenience of off-street parking and a garage adds further practicality and security to the property.

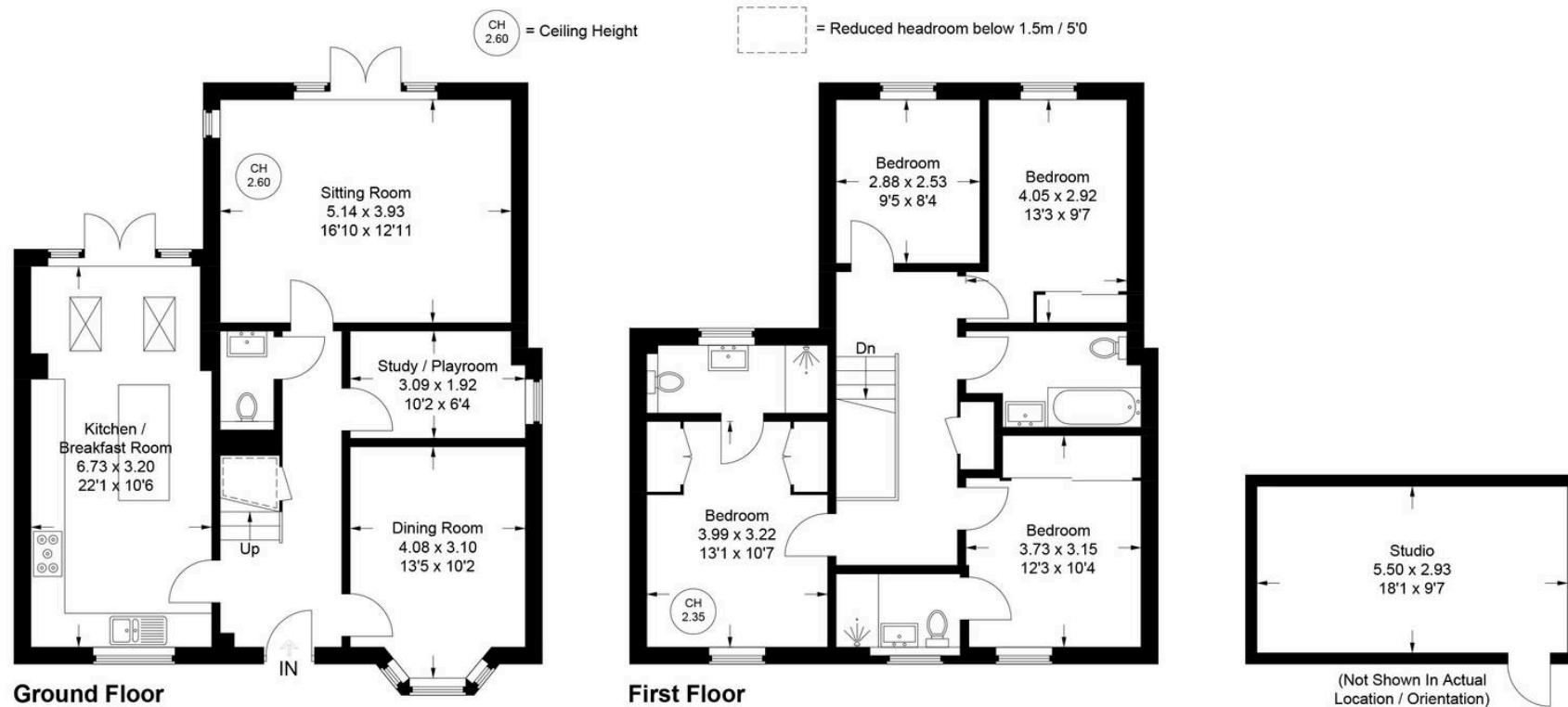
A notable feature of this residence is its enclosed south-facing rear garden, ideal for outdoor relaxation or entertaining guests. The garden offers a private sanctuary within which to unwind and enjoy the sunshine.

Perfectly suited for families, this property is located within sought-after school catchment zones, ensuring access to quality education for children within the household. Additionally, the converted garage provides a multi-purpose space, offering versatility for a variety of potential uses, from a home office to a gym, or even a playroom for children.

Council Tax band: F

Tenure: Freehold - EPC Energy Efficiency Rating: B





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Approximate Gross Internal Area

Ground Floor = 75.5 sq m / 813 sq ft

First Floor = 69.4 sq m / 747 sq ft

Studio = 16.2 sq m / 174 sq ft

Total = 161.1 sq m / 1734 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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