



HUNTERS[®]

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London Road, Aston Clinton | Guide Price £425,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Hunters are pleased to market this stunning three double bedroom apartment located within the popular village of Aston Clinton. NO ONWARD CHAIN.

This well presented ground floor apartment offers accommodation comprising, entrance hall, lounge/diner with double doors leading to private courtyard, well appointed kitchen, three double bedrooms with en-suites to the main and guest bedroom and family bathroom. This apartment also benefits from to allocated parking bays.

The historic village of Aston Clinton lies at the foot of the Chiltern Hills and lies between the market towns of Tring and Wendover. Lying close to major transport links with fast and easy access to London and Birmingham via the mainline railway station at Tring. Aston Clinton has a well-regarded Primary School and there is a choice of Grammar Schools in both Aylesbury and Tring. Independent schools are located in Berkhamsted and Tring including Tring Park School for the Performing Arts.

Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1, junction 8 in Hemel Hempstead. Regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted. London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive.

Entrance Hall

Engineered wood effect flooring. Under floor heating.
Storage cupboard.

Lounge/Diner

Double glazed window to side aspect and doors. Fitted carpet and underfloor heating.

Kitchen

Double glazed window to front aspect. Engineered wood effect flooring and underfloor heating. A range of wall and floor mounted units consisting of soft close drawers and cupboards with a Granite worktop over. Electric hob with extractor over and electric oven. Integrated washing machine, dishwasher and fridge-freezer. Engineered wood effect flooring and underfloor heating.

Main Bedroom

Double glazed window to side aspect. Fitted carpet and underfloor heating. Fitted wardrobe.

En-suite

Three piece suite consisting of a walk in shower, W/C and wash hand basin. Underfloor heating, extractor fan and shaver point

Bedroom Two

Double glazed window to side aspect. Fitted carpet and underfloor heating. Fitted wardrobe.

En-suite

Three piece suite consisting of a walk in shower, W/C and wash hand basin. Underfloor heating, extractor fan and shaver point

Bedroom Three

Double glazed window to side aspect. Fitted carpet and underfloor heating. Fitted wardrobe.

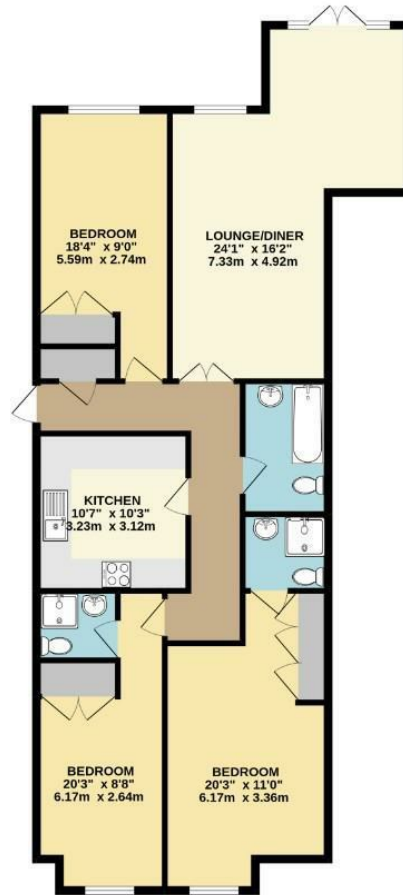
Family Bathroom

Three piece suite consisting of a bathtub with mixer taps, W/C and wash hand basin. Heated towel rail. Extractor fan.

Outside

Two allocated parking bays to the front. With a private patio area and ample sized communal garden.

GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

83 High Street, Tring, HP23 4AB | 01442 500252 | tring@hunters.com

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