





**Offers Over  
£600,000**

Situated at the end of a quiet cul-de-sac in the heart of Aston Clinton offering easy access to all local amenities this spacious double fronted four bedroom detached family home benefits from two separate reception rooms, fitted kitchen/dining room, main bedroom with en suite shower room, family bathroom, enclosed gardens, garage and driveway parking.

# Property Description

## **ENTRANCE**

Double glazed door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator.

## **CLOAKROOM**

Low level WC, pedestal wash hand basin, radiator.

## **LOUNGE**

Double glazed window to front aspect. Radiator.

## **FAMILY ROOM/STUDY**

Double glazed window to front aspect. Radiator.

## **KITCHEN/DINING ROOM**

Double glazed windows to side and rear aspects, double glazed double doors to garden. Fitted with a range of floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, integrated washing machine and dishwasher, two radiators, concealed gas combi boiler.

## **LANDING**

Access to loft space, linen storage cupboard.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator.

## **EN-SUITE**

Tiled shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, heated towel rail.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed window. White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, heated towel rail.

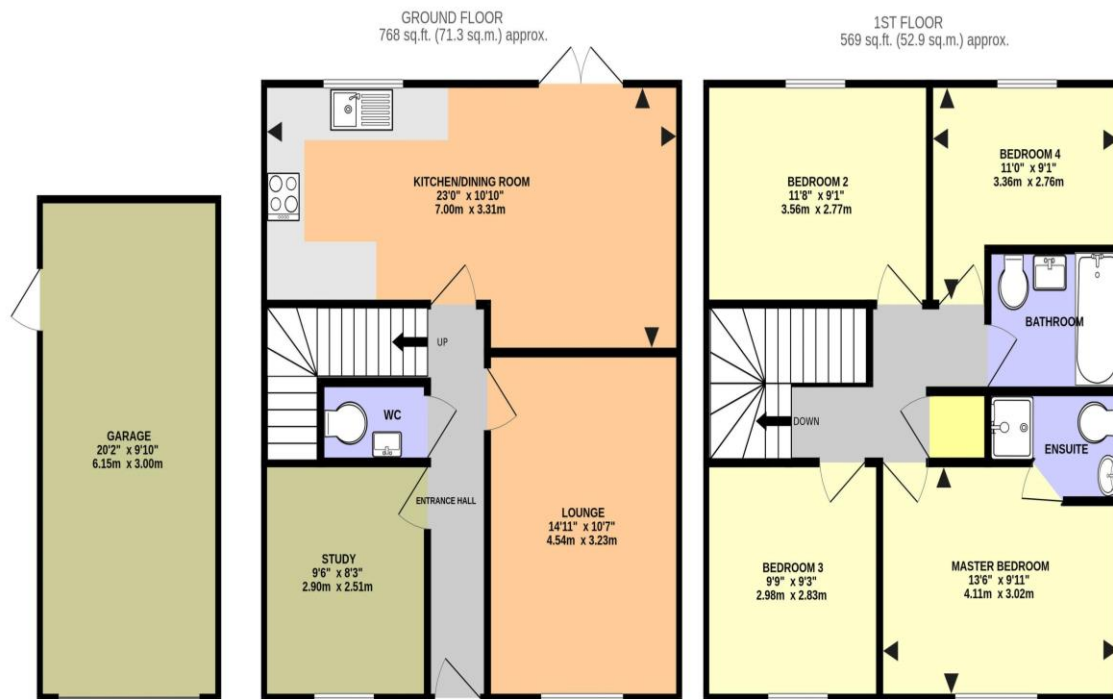
## **OUTSIDE**

## **GARAGE**

Up and over door, power and lighting, personal door to garden.

## **REAR GARDEN**

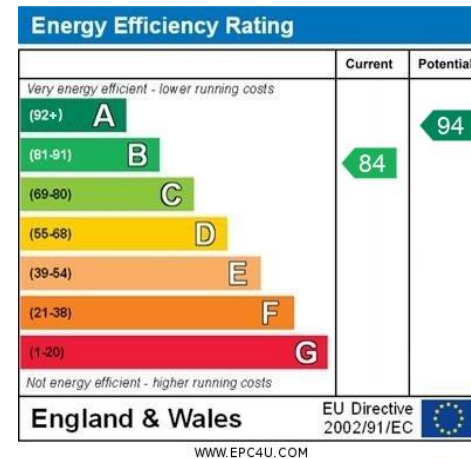
Laid to lawn with paved patio and timber patio areas all enclosed by fencing, outside cold water tap, gated side access, personal door to garage.



HEWGAL WAY, ASTON CLINTON HP22 5NP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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