





Guide Price
£530,000

Tucked away in a quiet cul-de-sac on the edge of the popular village of Aston Clinton which offers amenities such as pubs, parks, schools and easy access to the A41, this three bedroom semi-detached home is welcome to the market offering lounge with log burning stove, dining room, kitchen, driveway parking and garage as well as a large rear garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

LOUNGE

Double glazed window to front aspect, feature fireplace with wood burning stove, radiator, opening to:

DINING ROOM

Double glazed double doors to rear aspect, radiator.

KITCHEN

Range of wall mounted and floor standing units with roll edge work surface, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built in oven and gas hob with extractor over, storage cupboard, door to side and double glazed window to rear.

LANDING

Double glazed window to side aspect, access to loft space.

BEDROOM ONE

Double glazed window to front, built in wardrobe, radiator and stunning views over the Ridgeway.

BEDROOM TWO

Double glazed window to rear, radiator, airing cupboard.

BEDROOM THREE

Double glazed window to front, radiator, storage cupboard.

BATHROOM

Frosted double glazed windows to side and rear, panelled bath with shower over, wash hand basin, low level w.c., heated towel rail.

OUTSIDE

GARAGE

Metal up and over door, power and light.

FRONT GARDEN

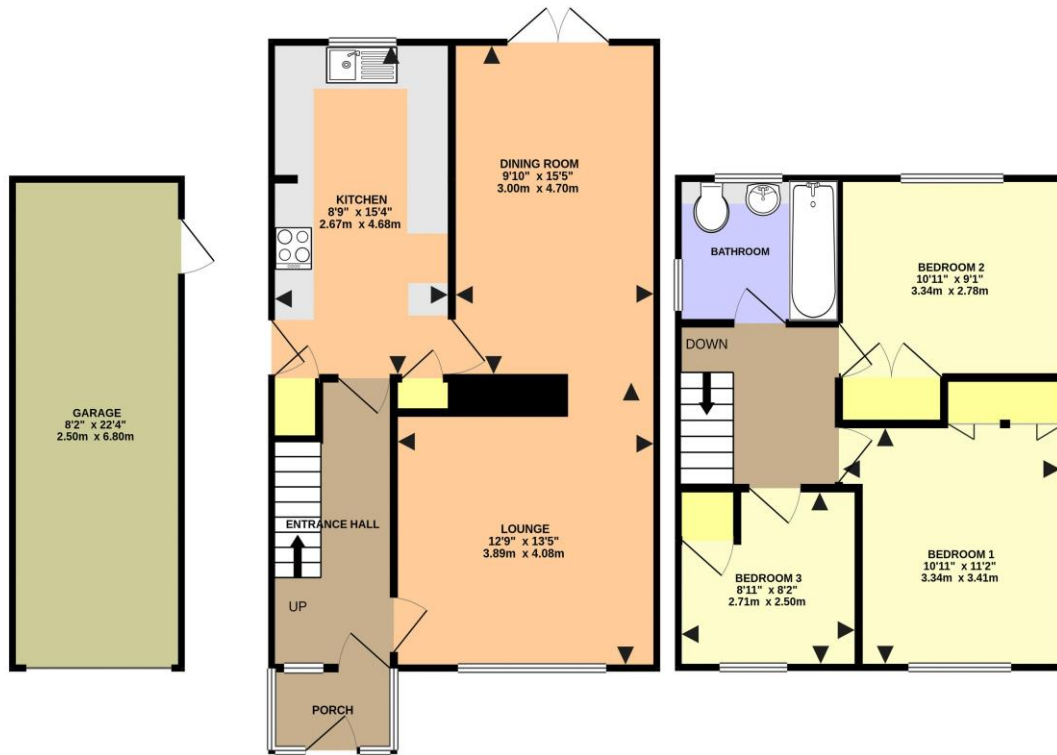
Block paved with lawn area, pathway leading to garage and side access.

REAR GARDEN

Large corner plot, mainly laid to lawn with three patio areas, personal door to garage.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



WENWELL CLOSE, ASTON CLINTON HP22 5LF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk