





**Guide Price**  
**£600,000**

**DEVELOPMENT OPPORTUNITY** - Situated in this highly sought after village offering easy access to all local amenities and the Chiltern Hills this three bedroom semi detached house stands on an exceptionally large corner plot offering tremendous potential to extend to create a fabulous family home or potentially create a separate building plot (all subject to usual planning permissions).

# Property Description

## **ENTRANCE**

Half glazed door to:

## **ENTRANCE PORCH**

Glazed door to:

## **ENTRANCE HALL**

Stairs to first floor with understairs storage cupboard. Radiator.

## **LOUNGE/DINER**

A double aspect room with window to the front and glazed double doors and windows to the rear. Built brick fireplace, two radiators.

## **KITCHEN**

Fitted with floor and wall mounted units with work surface over, single drainer stainless steel sink with mixer tap, cooker point, plumbing for dishwasher, part tiled walls, gas fire with back boiler, walk in pantry. Window to rear aspect, part glazed door to rear lobby.

## **REAR LOBBY**

Half glazed door to side and doors to w.c and utility.

## **UTILITY**

Window to side. Plumbing for automatic washing machine.

## **W.C**

Window to side. High level w.c.

## **LANDING**

Window to side, access to loft space.

## **BEDROOM ONE**

Window to rear aspect, radiator, built in wardrobes

## **BEDROOM TWO**

Window to rear aspect, radiator, built in cupboard, airing cupboard housing hot water cylinder.

## **BEDROOM THREE**

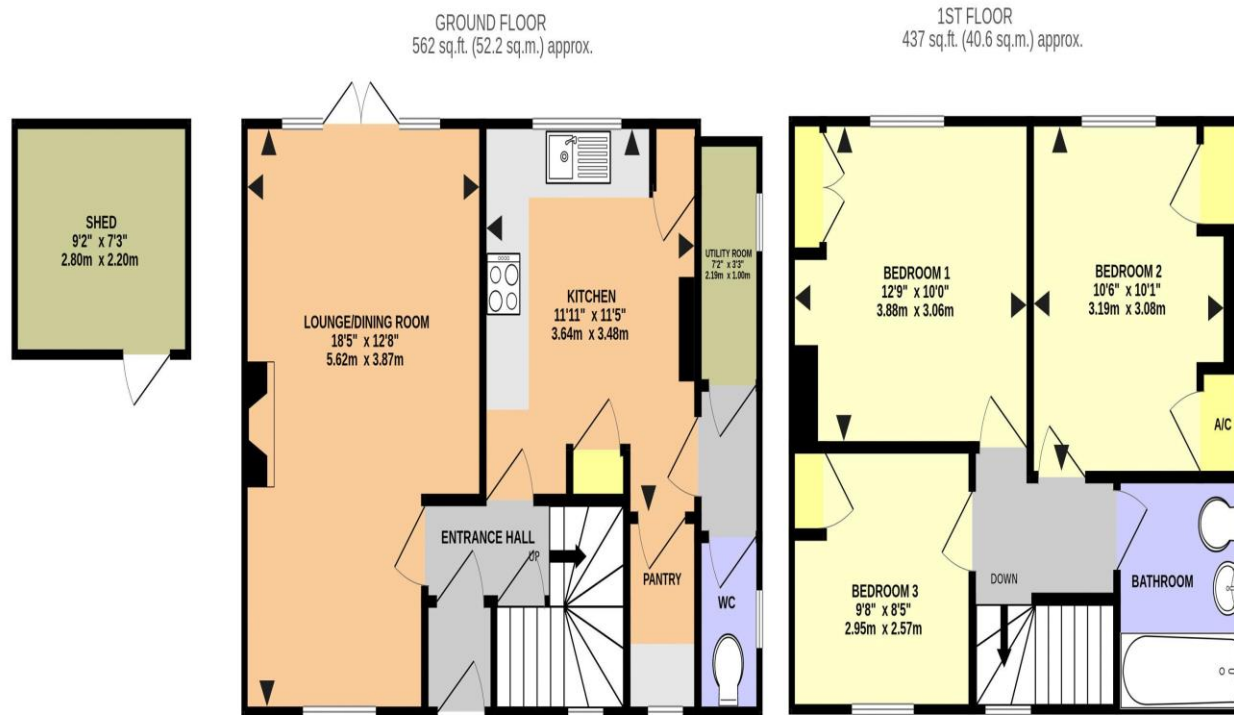
Window to front aspect, radiator, built in cupboard.

## **BATHROOM**

Panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low level w.c, part tiled walls, radiator. Window to side aspect.

## **GARDENS**

A wonderful corner plot which is mainly laid to lawn with driveway parking. Built brick outhouse. The plot does offer tremendous potential to expand the main house but also to potentially provide an additional building plot (all subject to necessary planning permissions).



LOWER ICKNIELD WAY, ASTON CLINTON HP22 5JS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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