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18 Stratford Close, Aston Clinton, Aylesbury, HP22 5FF

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Guide Price £450,000

- FOUR BEDROOM FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- DRIVEWAY PARKING
- FITTED KITCHEN DINING ROOM
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION

This well presented and deceptively spacious four bedroom semi-detached family home, which has been significantly enhanced by the current owners to create a stylish and versatile home ideal for modern family living.

The accommodation is arranged over three floors and is entered via a welcoming entrance porch, which opens into a bright and spacious sitting room. From here, doors lead to a convenient cloakroom and through to the impressive open-plan kitchen/dining room, which forms the heart of the home. This fantastic space is fitted with a contemporary range of units and integrated appliances and enjoys views over the rear garden, with French doors opening directly onto the patio, making it perfect for both everyday family life and entertaining. Stairs rise from the hallway to the upper floors.

The first floor offers two generous double bedrooms, one of which benefits from its own en-suite shower room. The second floor provides two further well-proportioned double bedrooms along with a modern family bathroom, offering excellent flexibility for families, guests or home working.

Outside, the property is approached via a driveway providing off-road parking for two vehicles. Gated side access leads to the rear garden, which has been thoughtfully landscaped for low maintenance and enjoyment, featuring a paved seating area, artificial lawn and a covered pergola seating area, ideal for relaxing in all seasons.

This is a fantastic opportunity to acquire a turn-key family home offering space, style and practicality, and an early viewing is highly recommended.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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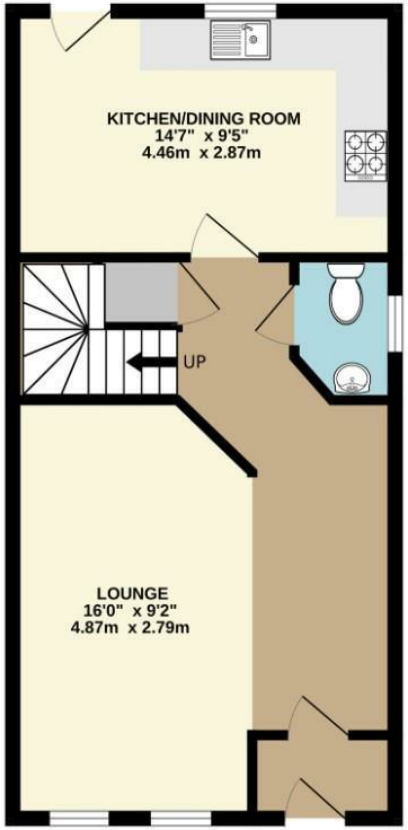
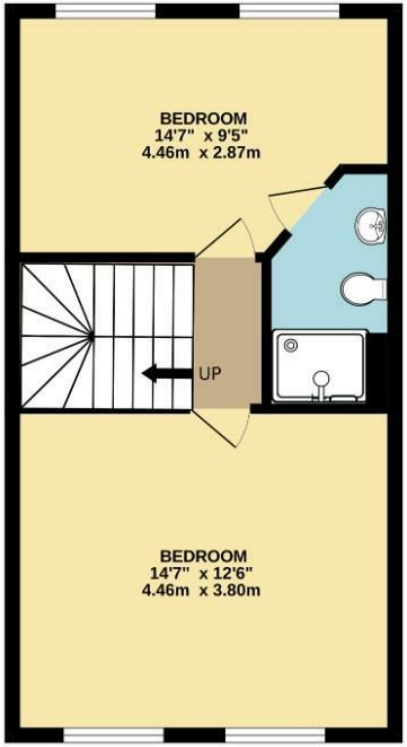
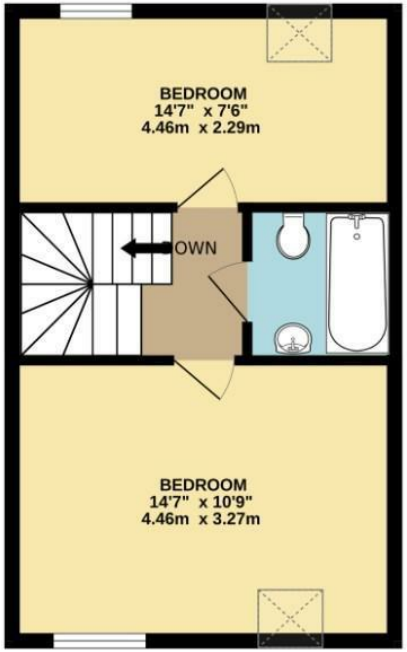
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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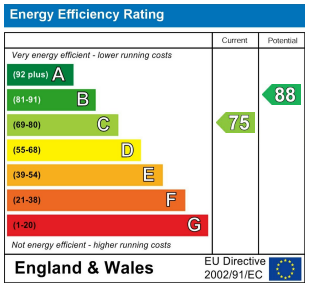

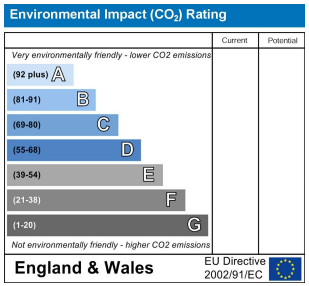

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