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17 Rothschild Avenue, Aston Clinton, Aylesbury, HP22 5LY

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Offers In Excess Of £350,000

- TWO DOUBLE BEDROOMS
- WELL-PRESENTED THROUGHOUT
- SIZABLE PLOT
- NO ONWARD CHAIN
- END OF TERRACE
- SPACIOUS LOUNGE/DINER
- POPULAR ASTON CLINTON LOCATION
- POTENTIAL TO EXTEND (STNPP)

A well-presented two-bedroom home occupying a sizable plot in the popular village of Aston Clinton. The property offers well-proportioned accommodation throughout and is offered for sale with no onward chain.

The ground floor comprises an entrance hall, a spacious lounge/diner providing excellent living and dining space, and a fitted kitchen. Upstairs are two good-sized double bedrooms and a family bathroom.

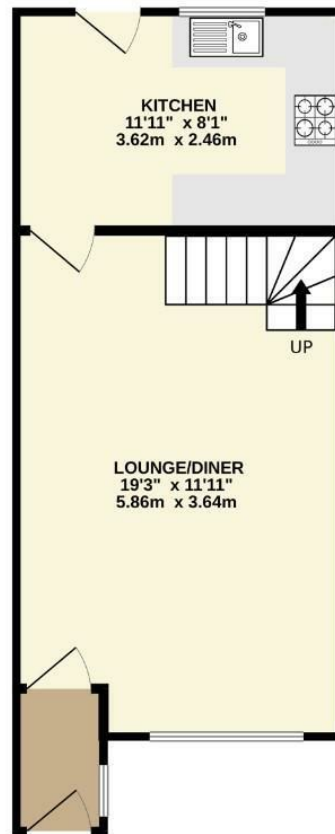
Outside, the property benefits from a generous plot, providing a good-sized garden and potential for further enhancement, subject to the necessary permissions.

This property also benefits from a garage and off road parking.

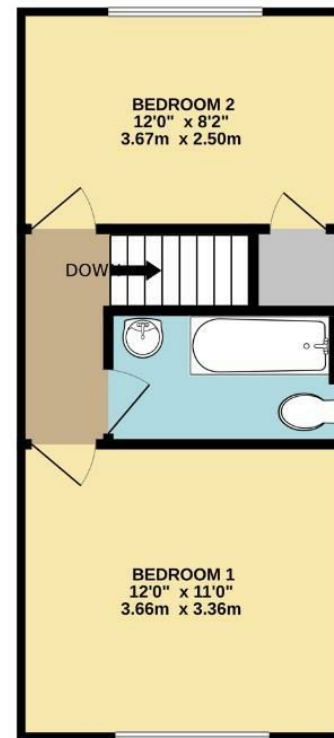
Aston Clinton is a very popular Buckinghamshire village. It has excellent transport links with the A41 towards Watford and is only 4 miles from Aylesbury town centre. It is a 12 minute drive to Tring Railway station which has fast links into London Euston. The village has a very popular park and is a five minute drive to Wendover Woods. It also has a village shop, petrol station and very popular pubs/restaurants. The village is in excellent school catchment with John Hampden and John Colet close by.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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