Hartop Close, Ivinghoe Aston Leighton Buzzard LU7 9FR

brown & merry

Nestled in the picturesque village of Ivinghoe Aston, this superb three-bedroom terraced house presents an exceptional opportunity for families seeking a blend of modern living and countryside charm. Immaculately maintained and thoughtfully remodelled by the current owners, the property boasts a stunning open plan ground floor designed to maximise both light and space. The contemporary living area flows seamlessly out to the private, fully enclosed rear garden via elegant doors, creating an ideal setting for entertaining or relaxing with friends and family. A cloakroom adds everyday convenience. Upstairs, the principal bedroom benefits from a stylish en-suite shower room, while two further bedrooms share a well-appointed family bathroom, catering perfectly to family life or visiting guests. The property is offered in excellent condition throughout, reflecting the care and attention it has received over the years. Outside, the attractive rear garden offers a tranquil spot for al fresco dining and year-round enjoyment. Gated access leads directly to the communal courtyard and a private garage, while additional parking is available on the driveway, ensuring ample space for multiple vehicles.

Location
Ivinghoe Aston is renowned for its friendly community and scenic countryside surroundings. Residents enjoy the charm of 'The Village Swan' pub, owned collectively by the villagers and renowned for its warm welcome and excellent food. A short distance away, the neighbouring village of Ivinghoe provides additional amenities including a post office, general stores, doctors' surgery, the acclaimed King's Head fine dining restaurant, and a highly regarded primary school. The historic market towns of Tring, Leighton Buzzard, and Berkhamsted are easily accessible, each offering an eclectic mix of independent boutiques, family-run restaurants, and national retailers such as Waitrose and M&S, perfectly blending rural and urban conveniences.

This delightful home offers the ideal combination of contemporary comfort and rural tranquillity in a wonderfully connected village setting. Early viewing is highly recommended to appreciate all that this fantastic property has to offer. Contact us today to arrange your visit.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Hartop Close, Ivinghoe Aston Leighton Buzzard

- Three bedrooms
- Open plan living
- Family bathroom & en-suite
- Gardens
- Garage & driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

£450,000

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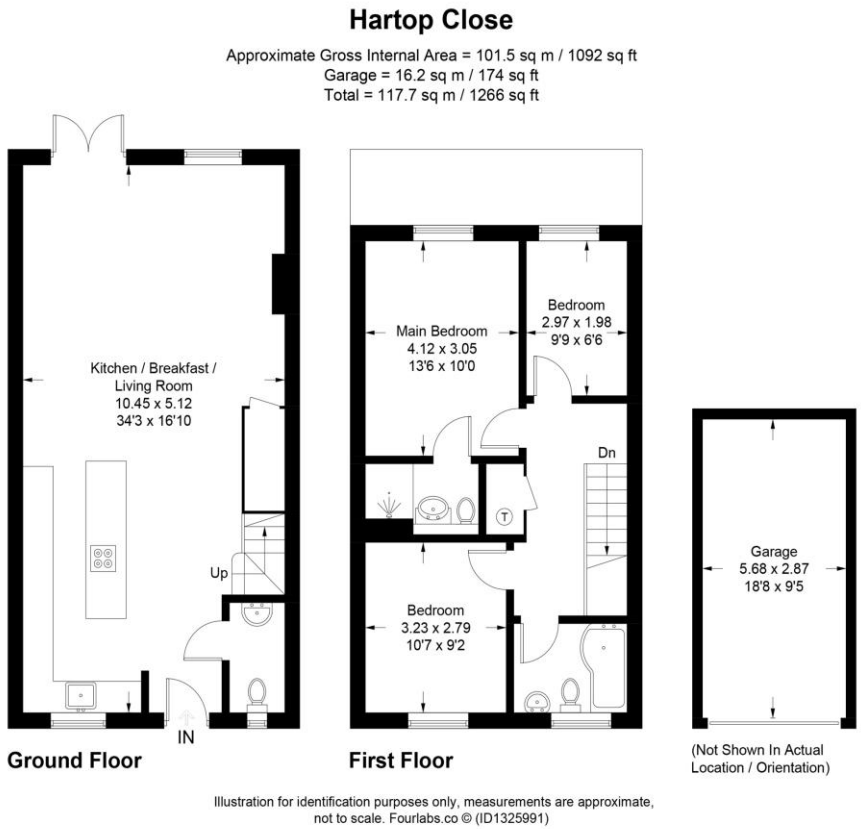

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The Property Ombudsman

Property Reference:
TRG109027 - 0004

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