**Weik Meadow, Aston Clinton Aylesbury HP22 0AX**

brown & merry

This attractive, three bedroom semi-detached house is 'as good as new', having been built within the last two years and with the remainder of the ten year New Build NHBC warranty. Being one of the few houses that were built with a garage make this house particularly appealing. Little Green is a small, private development in Aston Clinton; a charming Buckinghamshire village situated midway between Tring, Wendover and Aylesbury, with a thriving community. Within the village, you will find a selection of pubs and restaurants, a village general store and Post Office, church, school, doctors' surgery, pharmacy and dentist. There is a park with a café, playing fields and plenty of surrounding countryside, including the Wendover arm of the Grand Union Canal providing endless walks. The A41 dual carriageway is easily accessible and links to the M25 (Jtn 20), giving convenient access to the London Airports. The neighbouring market towns of Tring and Wendover have train stations providing a service to Euston and Marylebone respectively.

The house itself offers a comfortable and reassuring low maintenance lifestyle, arranged over two floor. The ground floor is arranged around an inviting entrance hall with a guest w/c and stairs to the first floor with storage below. The kitchen/breakfast room is fully fitted, complete with quarts work tops, with space for a dining table before a wide bay window. The spacious living room at the rear leads to the rear garden via elegant French doors. Upstairs are three bedrooms and a family bathroom, finished to a high spec. The principal bedrooms has fitted wardrobes and en-suite shower. There is an enclosed rear garden with gated access and a garage with driveway.

***welcome to***

# Weik Meadow, Aston Clinton Aylesbury

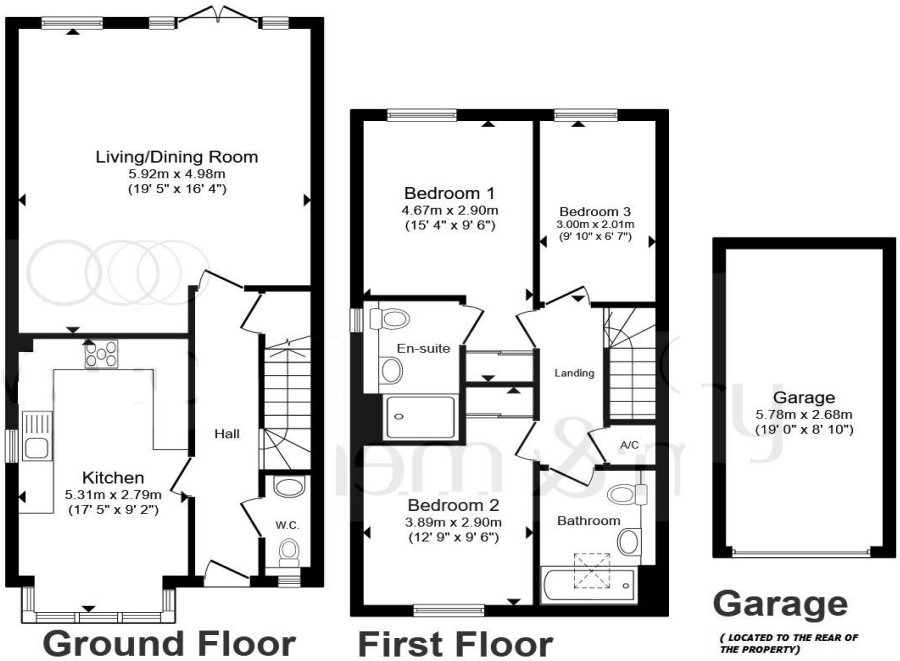
- Village Location
- Three Bedrooms
- Two bathroom; Semi-Detached
- Garage, Driveway &Private Garden
- Fantastic Road Connections

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

offers in excess of

**£514,500**

A 'nearly new' three bedroom semi-detached house, with gardens and garage, built 2023 on the exclusive Little Green development in Aston Clinton




Total floor area 116.8 m² (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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**Property Reference:**
TRG108313 - 0009

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