





£325,000

This two bedroom character cottage is ideally located in the heart of Aston Clinton offering easy access to all local amenities, the property has been well maintained throughout and benefits include a sitting room with wood burning stove, kitchen, re fitted shower room, enclosed garden with large storage shed, driveway parking and no onward chain.

Property Description

ENTRANCE

Door to:

LOUNGE

Bay window to front. Feature fireplace with log burner, radiator.

KITCHEN

Velux window to rear aspect. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, integrated oven and hob with extractor fan over, space for washing machine and fridge freezer, door to stairs rising to first floor, radiator.

UTILITY ROOM

Door to downstairs shower room, door to rear garden, skylight, radiator

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Loft access, built-in wardrobe.

DOWNSTAIRS SHOWER ROOM

Frosted window to rear aspect. Low level WC, wash hand basin with mixer tap, heated towel rail, tiled shower cubicle, extractor fan.

OUTSIDE

PARKING

Parking for one car.

FRONT GARDEN

Outside light, path to front door.

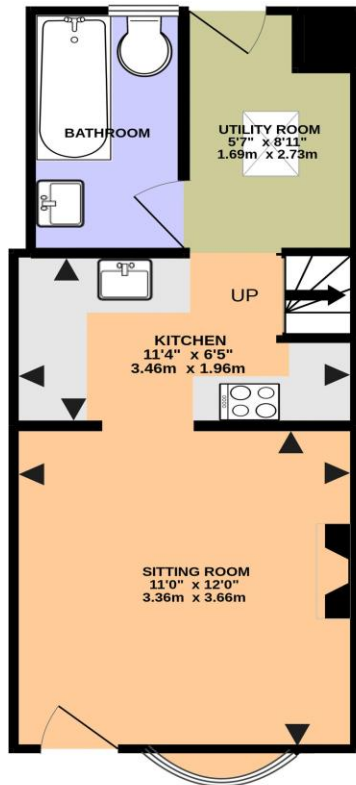
REAR GARDEN

Patio area, path leading to rear, flower and shrub beds, outside light, outside tap.

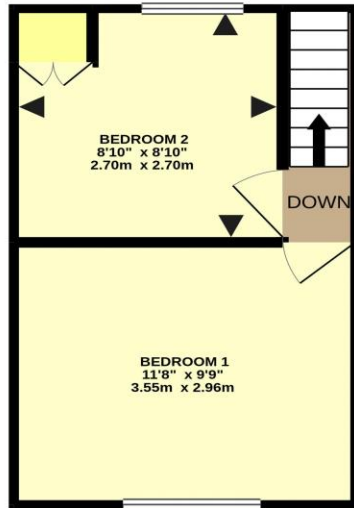
WORKSHOP

Potential for power and lighting with access to pedestrian walkway.

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



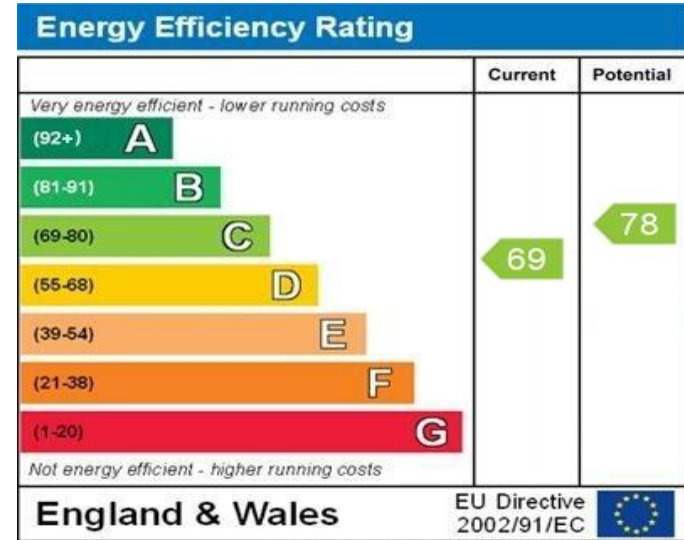
1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.



BROOK STREET, ASTON CLINTON HP22 5ET (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 496 sq.ft. (46.0 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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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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