



PORTFOLIO
from


brown & merry

Milton Road, Aston Clinton

7 Milton Road, Aston Clinton, Buckinghamshire HP22 5LA

A beautifully presented and thoughtfully extended family home, offered in excellent condition throughout, benefiting from parking, superb garden and garden room.



The Property

Having been thoughtfully updated and extended this superb family home has a bright reception hall with stairs to the first floor.

A superb open plan kitchen, dining and sitting room has bi fold doors to the rear garden, flooding the space with natural light, the kitchen area is fitted with an extensive range of wall and base units with complementary work surfaces over, integral appliances, space for an American style fridge freezer. A central island / breakfast bar and additional storage below. The kitchen area flow seamlessly to the dining and sitting areas which enjoy views over the garden. A separate utility with space and plumbing for washing machine and tumble dryer, door to the shower room. A separate formal living room completed the ground floor accommodation.

On the first floor are three light and spacious bedrooms and a family bathroom.



Outside

To the front of the property is parking for two vehicles. To the rear of the property is a fully enclosed garden with attractive paved seating areas perfect for al fresco dining, a paved path leads you through the lawn to the Garden Room which is fully insulated and has power and light, perfect for a chill out room or home office.



Location

Aston Clinton is a Buckinghamshire village on the Herts Bucks border at the foot of the Chiltern Hills and is surrounded by stunning countryside and woodland. The location offers easy access to the A41 linking the M25 & M1 motorways and a choice of train stations at the neighbouring towns of Tring and Wendover offer a convenient service to London Euston and Marylebone respectively. The village really offers something for everybody.

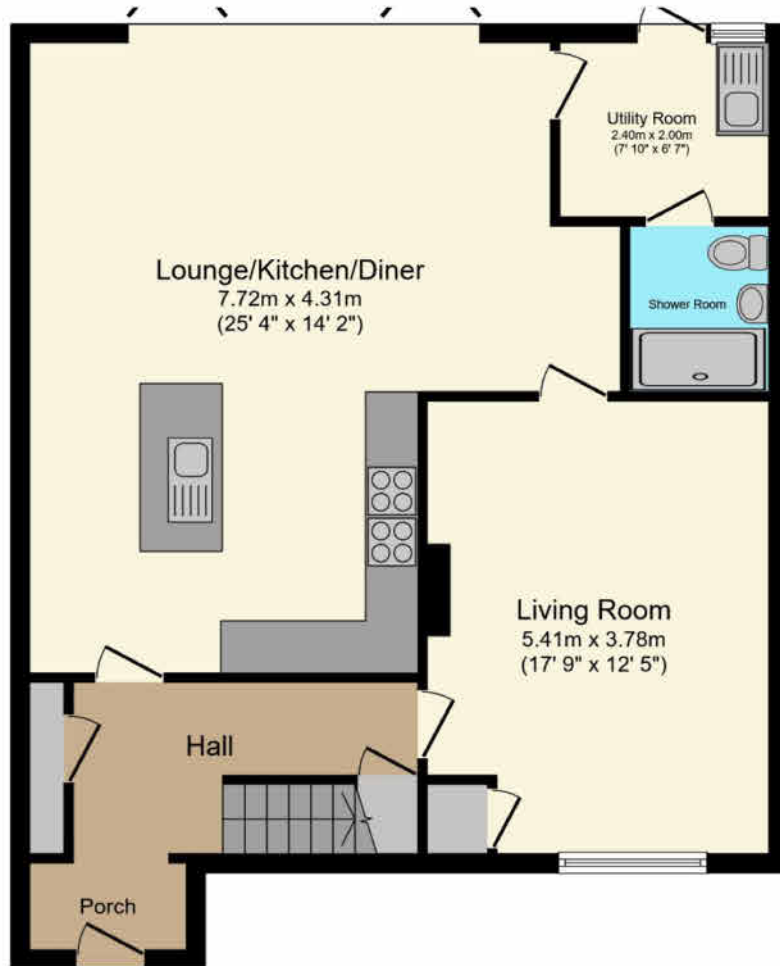
The Hub, as the name suggests, has become a meeting place for the local community with a café and lovely fields providing the perfect play area or dog walks. Various gastro pubs offer excellent food in a charming atmosphere along with an Indian restaurant. The village store caters for your day to day needs and incorporates a Post Office. There is even a petrol station with Costa Express! Aylesbury Town is nearby offering a more comprehensive range of facilities including Theatre, Cinema, shopping centre and Grammar Schools amongst many other things.



Education

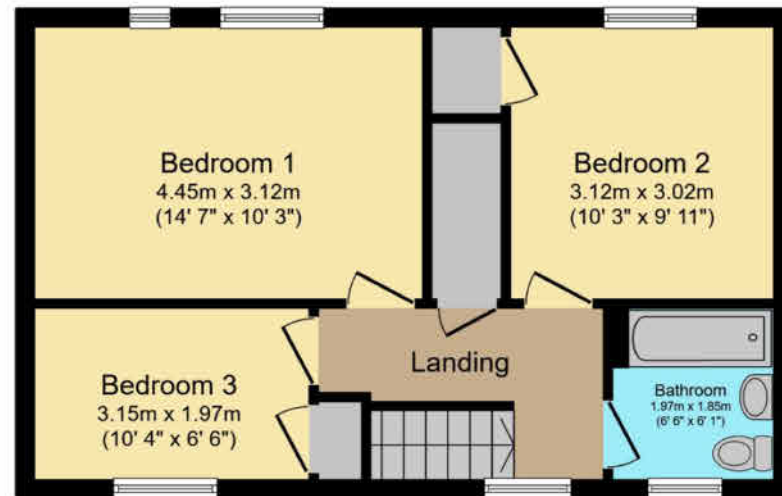
Schooling - Aston Clinton School (0.8 miles) Goldfield Infants' and Nursery School (1.7 miles) Haydon Training Independent School (3.0 miles) Aylesbury College (5.1 miles) Buckinghamshire UTC (5.2 miles) Tring Park School for the Performing Arts (2.1 miles) Tring School (2.3 miles).





Ground Floor

Floor area 80.7 m² (868 sq.ft.) approx



First Floor

Floor area 44.0 m² (473 sq.ft.) approx

Total floor area 124.6 m² (1,342 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by Focal

welcome to Milton Road, Aston Clinton

A Beautifully updated and extended family home, offering bright and spacious open-plan living over two floors, three good sized bedrooms and a refitted bathroom on the first floor, an additional shower room and separate utility on the ground floor. A fully enclosed garden and garden room to the rear and driveway parking to the front. Viewing is highly recommended to appreciate this spacious family home.

Guide Price

£520,000

- Thoughtfully Extended
- Modern spacious open-plan living
- Three Bedrooms Two Bathrooms
- Parking, Garden and Garden Room

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk
Woollerton House, 7 High Street, Wendover, Aylesbury,
Buckinghamshire HP22 6DU
brownandmerry.co.uk

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

