



5 Pfullmann Street, Aston Clinton

Guide Price **£675,000**



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Aston Clinton, Aylesbury

Well-presented 4-bed detached in Aston Clinton with spacious kitchen/diner, garden room, underfloor heating, solar panels, EV charger, south-west garden, and driveway parking.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor

The property is entered via a hallway with stairs rising to the first floor and access to the ground floor WC, living room and kitchen/diner. The living room is positioned to the front and provides a comfortable reception space with room for seating and home office furniture. To the rear, the kitchen/diner is fitted with a range of wall and base units with work surfaces over, integrated appliances and space for a dining table and chairs, with French doors opening onto the garden. The converted garage is accessed from the garden and provides a versatile additional reception room, suitable as a playroom, home office or further sitting area, while the front section of the original garage has been retained for useful storage and includes a boarded upper area providing further storage space. The ground floor WC is fitted with a WC and wash basin.

First Floor

The first floor is arranged off the landing and provides four double bedrooms, a family bathroom and an en suite shower room. The principal bedroom is positioned to the rear and benefits from fitted wardrobes and its own en suite, fitted with a shower enclosure, wash basin and WC. The remaining bedrooms offer good flexibility for family, guests or home working, with each offering space for a double bed. The family bathroom is fitted with a bath with shower over, wash basin and WC.



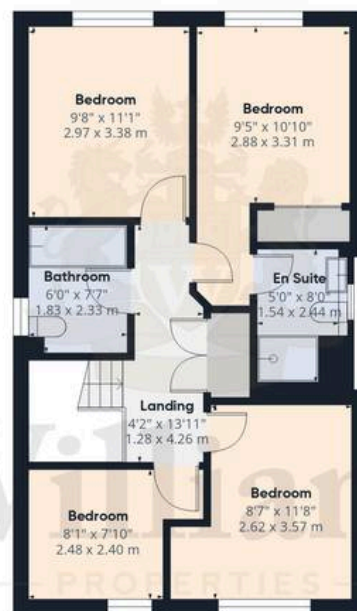


Floor 0

Approximate total area⁽¹⁾

1382 ft²

128.3 m²



Floor 1



(1) Excluding balconies and terraces

Calculations
3C standa
approximat
floor plan is