



LONDON ROAD, ASTON CLINTON, HP22 5HN



LONDON ROAD, ASTON CLINTON

£500,000 FREEHOLD

A modern, three double bedrooms, two-bathrooms, semi-detached home with gas heating and off road parking for two cars (including EV Charger), Village centre location, close to amenities and countryside.

Located in the very centre of Aston Clinton village, this beautifully presented home couldn't be better placed for access to local amenities. Just around the corner you can walk to the primary school or bus stops are on hand for convenient travel to Aylesbury Grammar schools, and John Collet school in Wendover. Aston Clinton Park is just along the road (excellent for dog walks) with children's play area, enclosed five-a-side football pitch and café. There are two traditional English pubs which serve excellent food and an Indian restaurant further along the road. The village shop has a Post Office and caters for your day-to-day needs with more comprehensive shopping at nearby Tring or Aylesbury. The village even has a doctors surgery, pharmacy and chemist. The A41 dual carriageway is easily accessible and links the M25 (jtn 20) in 15 mins or so, making the journey to London Airports quite simple. There are plenty of sports clubs in the village including football and cricket and several excellent golf courses in the area, including Chiltern Forest Golf Club just half a mile away.

The house itself was built in 2010 as part of a very small development and offers over 1000sqft of well-presented accommodation. There is a small front garden behind a low privacy hedge and a foot path leads to the front door under a canopy storm porch. Inside, there is an inviting entrance hall with guest w/c and stairs to the first floor. The lounge at the front offers a comfortable space relax, and the modern layout opens through to the kitchen/dining room which spans the width of the property at the rear; ideal for entertaining. There are two double bedrooms on the first floor along with a study (perfect for those working from home) and a family bathroom. Upstairs on the top floor you will find the principal bedroom with en-suite and wall to wall wardrobes.

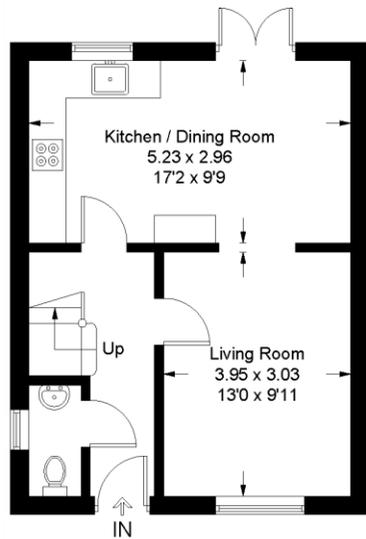
The rear garden has been attractively landscaped with new timber fencing, composite decking and paved patio and a back gate which leads to the two allocated parking spaces and E.V charger directly behind.



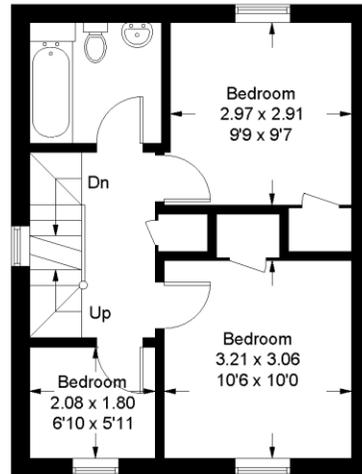


London Road

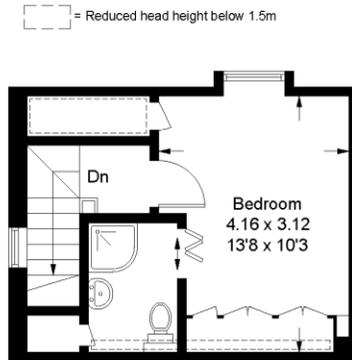
Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft
 Reduced Headroom = 2.1 sq m / 23 sq ft
 Total = 96.4 sq m / 1038 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1277162)



TRG 108741 – Version2
 EPC rating – C Council Tax Band - D




 brown
 & merry

01442 824133
tring@brownandmerry.co.uk
 41 High Street,
 Tring, Herts, HP23 5AA

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.