Green End Street, Aston Clinton Aylesbury HP22 5JE

brown & merry

This attractive 1930's semi is perfectly located in the very centre of Aston Clinton village, and 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, Tring 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 restaurants further along the road. The village shop has a Post Office and caters for your day to say 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 Property
The house has been sympathetically extended at the rear and beautifully totally renovated, and now offers gorgeous, versatile accommodation which is beautifully decorated and appointed with quality fittings throughout. The hallway has stairs to the first floor and connects to the lounge at the front, featuring a bay window, and the wonderful kitchen family room at the rear. The kitchen area is fitted with lots of cabinets and work surface space, including a sociable breakfast bar. There are various integrated appliances and space for a fridge freezer, and the utility room has space for the washing machine and tumble dryer and leads through to the guest w/c. There's ample room for entertaining friends and family for dinner and a sofa area provides a cozy spot to relax. Patio doors seamlessly connect to the rear garden; perfect for the summer months.

Upstairs are two large, beautifully decorated bedrooms and a stunning bathroom suite. There is a drop down ladder from the landing which provides access to the loft room. It's easy to see how the loft could be converted to create a third bedroom, and the neighbours have recently completed their conversion.
Outside there is a block paved driveway for two cars side by side, and gated access to the rear. The rear garden is south/west facing, perfect for afternoon and evening sunshine. A large lawn is flanked by flower and shrub beds and a recently laid patio offers excellent entertaining space.

Call to arrange a viewing of this superb 1930's property.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Green End Street, Aston Clinton Aylesbury

- Completely renovated recently
- Superb kitchen/dining /family room
- Beautifully appointed kitchen and bathroom
- Utility room and guest w/c
- Loft room

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

offers in excess of

£500,000

A stunning 1930's semi detached house, which has been extended and modernised recently to offer open plan living dining/family room with separate lounge and with a large secluded south west facing garden.

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The Property Ombudsman

Property Reference:
TRG108284 - 0004

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