



PORTFOLIO
from

 brown & merry

Green End Street, Aston Clinton, Buckinghamshire HP22 5EX

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This superb three bedroom semi-detached family home is situated privately in the heart of Aston Clinton. Having been lovingly redesigned and extended by the current owners the property offers versatile and spacious accommodation throughout.



Entrance Hall

Entering the property you will be instantly impressed by the sense of style that greets you. The Lounge, Playroom / Study and kitchen all lead off of the entrance hall and the stairs rise up to the first floor.

Lounge

The lounge has a large window to the front aspect, wood effect flooring, part wood panelling to one wall, a radiator and LED down lighters.

Playroom / Study

Situated at the front of the house the playroom/study has wood effect flooring, a radiator and a window to the front aspect.

Kitchen / Diner

The modern and extremely stylish kitchen / diner has a good selection of both floor and wall units providing ample storage, a breakfast bar with a triple pendant light above which separating the kitchen and dining area, built in appliances including an eye level double oven, an induction hob with extractor above, a fridge / freezer as well and a sink and drainer unit. The large window looks onto the rear garden. The dining area has room enough for a large dining table, bi-fold door to the rear aspect leading out to the decked area, tiled flooring throughout



and LED down lighters.

Utility Room

Leading off of the kitchen there is a good range of both wall and floor units, tiled flooring, space for both a tumble dryer and a washing machine, a stainless steel sink and drainer unit, and a radiator.

First Floor

Rising to the first floor the landing has a window to the side aspect, doors to all three bedrooms and the family bathroom, carpeted flooring and access to the airing cupboard.

Bedroom One

The main bedroom has a window to the rear aspect, space for fitted wardrobes, carpeted flooring, a radiator and a wood panelling to one wall.

Bedroom Two

The second double bedroom has a window to the front aspect, carpeted flooring and a radiator.

Bedroom Three

The third bedroom has a window to the front aspect, carpeted flooring and a radiator.

Family Bathroom

The bathroom has a bath with shower over, mixer taps, a wash hand basin, low level W/C, part tiled walls and fully tiled flooring, a heated towel rail and a window to the rear aspect.

The Garden Room

Newly installed the garden room can be used for a variety of uses. Currently in use as a family space and study it has wood effect flooring, French patio doors to the front aspect with windows either side, a high level window to the side aspect, heating and air conditioning, wood cladding to the outside and wall lights providing soft lighting to the decked area.

Gym/Storage

The brick built gym with storage room to the rear has good versatile space for either a gym space as currently used or that could be used entirely for storage or a variety of uses.

Externally

To the front of the property you will find a block paved driveway with space enough for multiple vehicles, a raised gravel bed with a specimen tree to its center, a flower border with selection of shrubs and bushes to the front of the house. The rear of the house has a decked area directly to the rear of the house, a raised decked area which is open to the garden room and perfect for entertaining and those warm summer evenings. The decking also gives you access to the gym and storage room.





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)

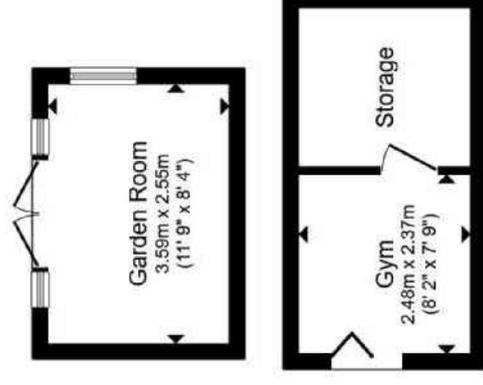
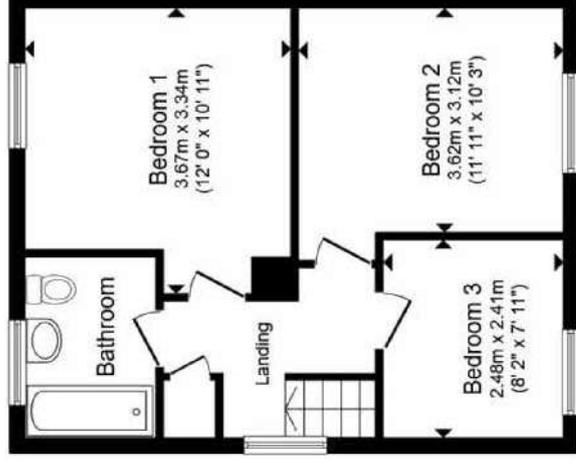
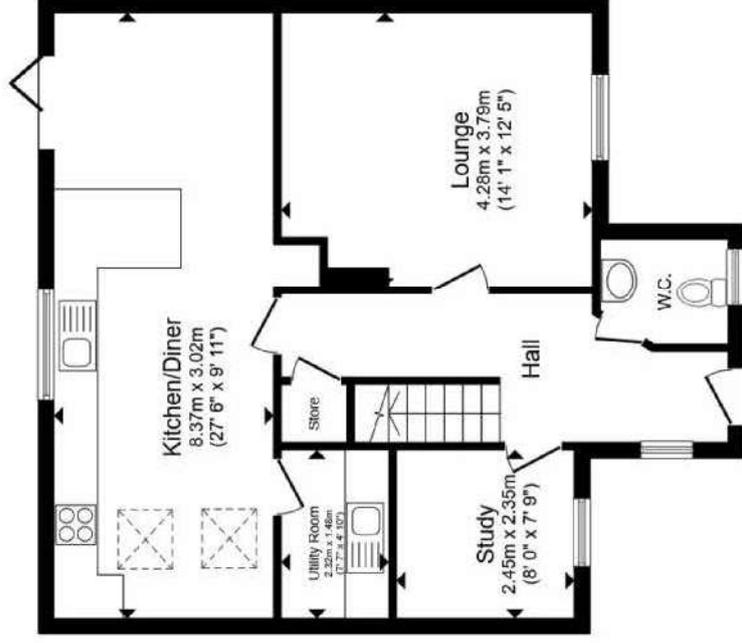
Location

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 Chinese and Indian restaurants. 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.



Total floor area 130.9 m² (1,409 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

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This superb property is conveniently situated within a short walking distance to a selection of village gastro pubs, shops, post office and the village park with café and woodland, ideal for kids to play or lovely dog walks. The village also has a doctor's surgery, pharmacy and dentist, primary school and church.

Price

£525,000

- Three Bedroom Semi-Detached
- Three Reception Rooms
- Private Location
- Extended

EPC Rating: C

Council Tax Band: D

Tenure: Freehold



To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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