





£550,000

Centrally located in the popular village of Aston Clinton close to the local primary school and Aston Clinton Park this well presented three bedroom semi-detached Victorian home is welcomed to the market offering a mix of character and modern features. The property also benefits from driveway parking for several cars, double garage and has no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Two double glazed windows to side, door to:

LOUNGE

Two double glazed sash windows to front and one to side aspect. Feature fireplace with wood burner, two radiators, door to built in shelving and storage cupboard.

CONSERVATORY/DINING ROOM

Double glazed french door to garden, double glazed side and rear windows with glass roof, built in cupboard housing wall mounted boiler, tiled floor, two radiators.

KITCHEN

Window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, single drainer sink with mixer tap, integrated fridge, integrated dishwasher, Range cooker with extractor fan over, stairs rising to first floor, radiator and wood flooring.

LANDING

Window to side aspect. Access to loft space, storage cupboard.

BEDROOM ONE

Double glazed sash windows to front and side aspects. Storage cupboard, radiator.

BEDROOM TWO

Double glazed sash window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Low level w.c., wash hand basin, panelled bath with shower attachment over, part tiled walls, storage cupboard and radiator.

OUTSIDE

DOUBLE GARAGE & PARKING

Double garage with power and light, frosted glazed window to side aspect, wall mounted butler sink, space for washing machine and tumble dryer, space for fridge/freezer, driveway parking to side aspect.

FRONT GARDEN

Pathway to front door and shingled areas to side.

REAR GARDEN

Mainly laid to lawn with patio area, flower and shrub beds, gated side access, outside light, outside tap, access to garage.



London Road

Approximate Total Area
 1038 sq ft / 96.4 sq m
 Garage = 314 sq ft / 29.2 sq m
 Total = 1352 sq ft / 125.6 sq m

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. (ID1288005)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents