



CHAPEL DRIVE, ASTON CLINTON HP22 5EN

CHAPEL DRIVE,
ASTON CLINTON,
HP22 5EN

£850,000 FREEHOLD

An impressive, double fronted property in a secluded leafy cul-de-sac at the heart of Aston Clinton.

Enjoying an established garden of mature trees and architectural planting, this home offers a good degree of privacy and seclusion.

Close to village amenities, including post office shop, pubs, cafes, schools, park and countryside, the larger towns of Tring, Wendover, Berkhamsted and Aylesbury are also a short drive away.

As the former show home, this property benefits from several upgrades and will also be sold with the lighting and window dressings installed by the interior designers. The vendors have refurbished throughout, to include hand-painted kitchen units, new flooring, wool carpets and redecoration.

Parking is easy, with a two-car driveway and plentiful unrestricted guest parking immediately beyond the cul-de-sac.

The single vaulted garage and high-pitched loft space offer great conversion possibilities too.

In our opinion, this property is not to be missed!









KEY FEATURES

Refurbished Throughout
Sought after Village Location
Highly Energy Efficient
Driveway and Garage
Privacy & Seclusion
Grammar School catchment
**Walking distance to shops, school,
restaurants and parks**





Total area: approx. 172.5 sq. metres (1856.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

TRG108902– Version 5
EPC rating – B Council Tax Band - G

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.