





**£1,175,000**

Situated on a generous plot in the heart of Aston Clinton this tastefully extended five bedroom detached family home offers generously proportioned accommodation including open plan kitchen/breakfast room, dining room, three further reception rooms, two en-suites, double garage and workshop and driveway parking for several cars.

# Property Description

## ENTRANCE PORCH

Double glazed window to front aspect. Radiator, door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, storage cupboard, doors to study, WC and kitchen/dining room.

## CLOAKROOM

Low level WC, wash hand basin, radiator.

## LOUNGE

Double glazed bi-fold doors to rear. Radiator.

## DINING ROOM

Double glazed double doors to rear. Radiator, door to lounge.

## SNUG

Two double glazed sliding doors to side. Feature fireplace with woodburning stove, radiator, door to lounge.

## STUDY

Double glazed window to side aspect. Radiator.

## KITCHEN/DINING ROOM

Double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink unit with mixer tap, island with integrated hob and extractor over, integrated dishwasher, integrated wine fridge, built-in double oven, space for American style fridge freezer, opening to utility, radiator.

## UTILITY

Double glazed window to side aspect. A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, single drainer stainless steel sink with mixer tap, wall-mounted gas boiler.

## LANDING

Double glazed window to front aspect. Airing cupboard housing water cylinder.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, opening to dressing area.

## DRESSING AREA

A range of built-in wardrobes and storage, radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to front aspect. Tiled shower cubicle, jacuzzi bath, low level WC, twin wash hand basins, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, a range of built-in storage, access to loft space, door to en-suite.

## EN-SUITE

Two double glazed frosted windows to front aspect. Low level WC, pedestal wash hand basin, tiled shower cubicle, panelled bath with mixer tap and shower attachment, heated towel rail.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## BEDROOM FOUR

Double glazed window to front aspect. Door to en-suite(1), radiator.

## BEDROOM FIVE

Double glazed window to front aspect. Radiator, built-in wardrobe.

## BATHROOM

Tiled shower cubicle, panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, heated towel rail, extractor fan.

## OUTSIDE

## GARAGE/WORKSHOP

Twin up and over doors, power and lighting, personal doors to front and rear, floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap.

## FRONT GARDEN

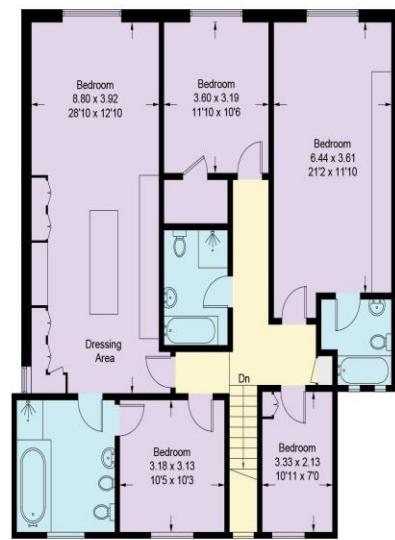
Accessed via double gates to a block paved driveway providing parking for several cars leading to the garage. Flower and shrub beds.

## REAR GARDEN

An extremely large southerly facing garden which is mainly laid to lawn with paved and decked patio areas, all enclosed by fencing. Flower and shrub beds, covered pagoda with power and light, personal door to garage, outside light and cold water tap, gated side access.



Ground Floor

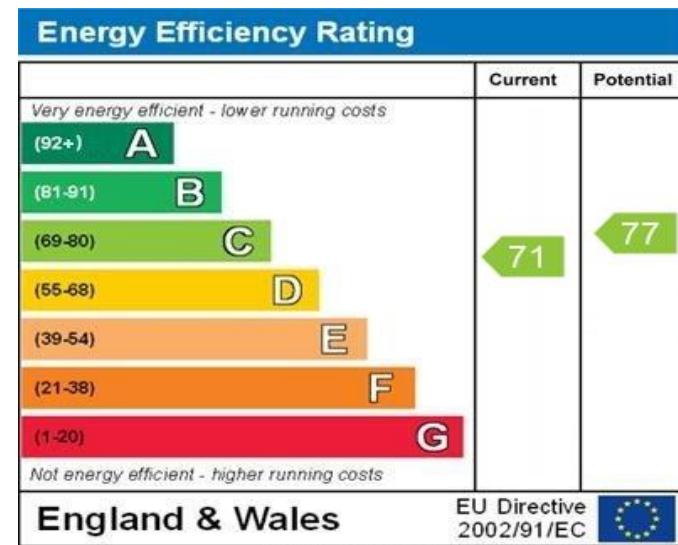


First Floor

## Green End Street

Approximate Total Area  
3366 sq ft / 312.7 sq m  
(Including Garage /  
Excluding External Cupboard)

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. (ID123464)



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.