



**WESTON ROAD, ASTON CLINTON**  
Buckinghamshire HP22 5EJ



**Brown & Merry are delighted to offer for sale this individual three-bedroom detached bungalow, which needs modernisation and offers excellent potential to extend, subject to the necessary planning permissions.**

**£650,000**

The property is located within what we believe to be a popular and well-regarded village of Aston Clinton and briefly comprises an entrance porch and hallway, living room, dining room, conservatory, kitchen, utility room, three bedrooms and a four-piece family bathroom suite.

Detached Bungalow  
Potential To Extend (Stpp)  
Large Rear Garden  
Need Of Modernisation  
Village Location  
No Upper Chain

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



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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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**Externally, the home benefits from a good-sized rear garden, driveway parking and a garage. Internal viewing is highly recommended to fully appreciate the potential on offer.**

**Aston Clinton is a large and historic Buckinghamshire village, situated at the foot of the Chiltern Hills, just east of Aylesbury.**

**Positioned along the A41, the village offers convenient access to nearby towns including Tring, Aylesbury and Wendover, making it an attractive location for both commuting and everyday living. Local amenities include a school, village shops, pubs and restaurants, along with a range of sports clubs, recreational facilities and community centres.**



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Property Ref:  
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01296 488111



Aylesbury@brownandmerry.co.uk

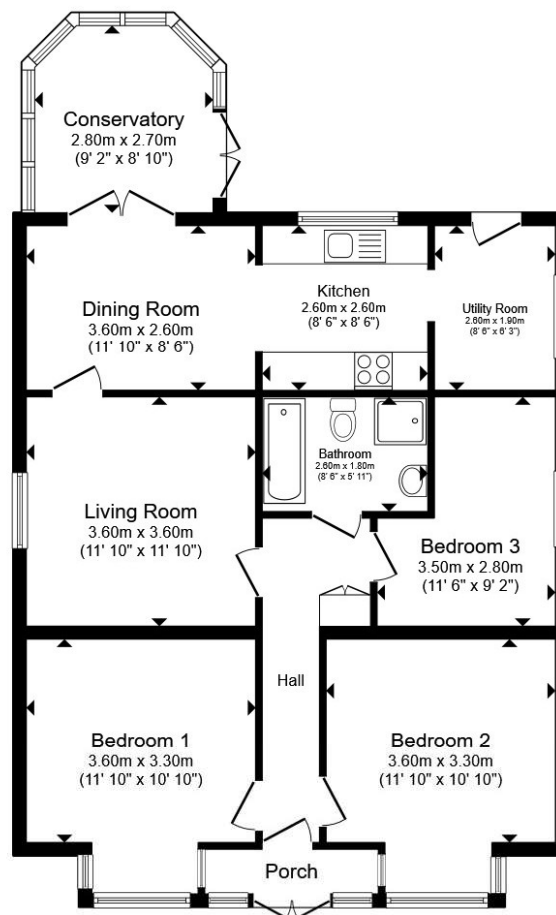
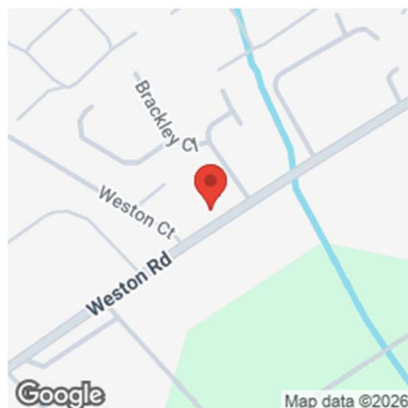


5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](http://brownandmerry.co.uk)

Please note the marker reflects the  
postcode not the actual property



Total floor area 97.9 m<sup>2</sup> (1,054 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](http://www.propertybox.io)



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.

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