





Auction Guide Price
£700,000

Located in one of Aston Clinton's most desirable areas this four bedroom detached family home is welcomed to the market offering kitchen/breakfast room, dining room, lounge, family and en-suite bathroom's, two garages, front and rear gardens and driveway parking for two to three cars.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Radiator, stairs rising to first floor, opening to dining room.

LOUNGE

Two double glazed windows to rear aspect. Two radiators, feature fireplace.

DINING ROOM

Double glazed window to front aspect. Radiator, doors to kitchen, lounge and inner lobby.

INNER LOBBY

Doors to garage and WC.

CLOAKROOM

Low level WC.

SUN ROOM

Double glazed windows to side and rear aspect, double glazed doors to side and back. Wall-mounted electric heater, door to lounge.

KITCHEN

Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer sink with mixer tap, built-in oven and gas hob with extractor fan over, plumbing for washing machine, integrated dishwasher, space for fridge freezer, opening to sun room.

LANDING

Double glazed window to front aspect. Access to loft space,

BEDROOM ONE

Double glazed window to front aspect. Built-in wardrobes, radiator, door to:

EN-SUITE

Double glazed window to rear aspect. Tiled shower cubicle, panelled bath with mixer tap, low level WC, two heated towel rails, wash hand basin.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath, pedestal wash hand basin, low level WC, radiator, airing cupboard housing lagged water cylinder.

OUTSIDE

GARAGE

Two garages divided with bar between two, wall-mounted gas boiler.

FRONT GARDEN

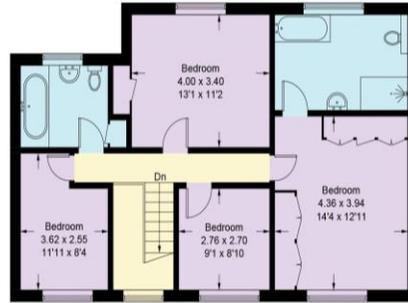
Driveway for three cars, laid to lawn with shrub areas, mature trees, small shingled area.

REAR GARDEN

Mainly laid to lawn with patio area, shrub areas, timber shed, small pond.



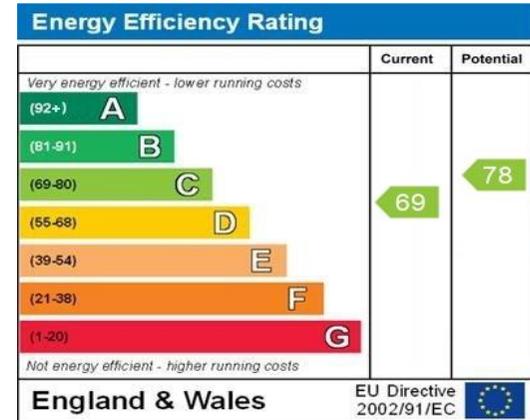
Green End Street



First Floor

Approximate Total Area
2088 sq ft / 194.0 sq m
(Including Garages)

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. (ID1219905)



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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

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