

Weik Meadow, Aston Clinton Aylesbury HP22 0AX

brown & merry





This attractive, three bedroom semi-detached house is 'as good as new', having been built within the last two years and with the remainder of the ten year New Build NHBC warranty. Being one of the few houses that were built with a garage make this house particularly appealing. Little Green is a small, private development in Aston Clinton; a charming Buckinghamshire village situated midway between Tring, Wendover and Aylesbury, with a thriving community. Within the village, you will find a selection of pubs and restaurants, a village general store and Post Office, church, school, doctors' surgery, pharmacy and dentist. There is a park with a café, playing fields and plenty of surrounding countryside, including the Wendover arm of the Grand Union Canal providing endless walks. The A41 dual carriageway is easily accessible and links to the M25 (Jtn 20), giving convenient access to the London Airports. The neighbouring market towns of Tring and Wendover have train stations providing a service to Euston and Marylebone respectively.

The house itself offers a comfortable and reassuring low maintenance lifestyle, arranged over two floor. The ground floor is arranged around an inviting entrance hall with a guest w/c and stairs to the first floor with storage below. The kitchen/breakfast room is fully fitted, complete with quarts work tops, with space for a dining table before a wide bay window. The spacious living room at the rear leads to the rear garden via elegant French doors. Upstairs are three bedrooms and a family bathroom, finished to a high spec. The principal bedrooms has fitted wardrobes and en-suite shower. There is an enclosed rear garden with gated access and a garage with driveway.











welcome to

Weik Meadow, Aston Clinton Aylesbury

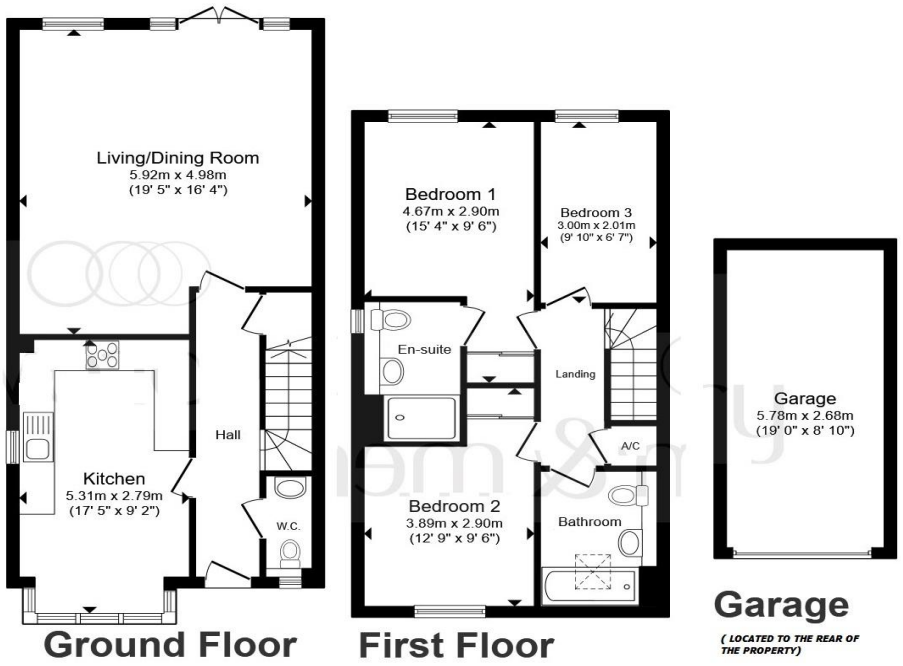
- Village Location
- Three Bedrooms
- Two bathroom; Semi-Detached
- Garage, Driveway &Private Garden
- Fantastic Road Connections

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

offers in excess of

£500,000

A 'nearly new' three bedroom semi-detached house, with gardens and garage, built 2023 on the exclusive Little Green development in Aston Clinton



Total floor area 116.8 m² (1,257 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.focalagent.com

check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk

The Property Ombudsman

Property Reference:
TRG108313 - 0010

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.

01442 824133

Tring@brownandmerry.co.uk

41 High Street, TRING,
Hertfordshire, HP23 5AA

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.