





Guide Price
£525,000

Tucked away in a quiet cul-de-sac on the edge of the popular village of Aston Clinton which offers amenities such as pubs, parks, schools and easy access to the A41, this three bedroom semi-detached home is welcome to the market offering lounge with log burning stove, dining room, kitchen, driveway parking and garage as well as a large rear garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

LOUNGE

Double glazed window to front aspect, feature fireplace with wood burning stove, radiator, opening to:

DINING ROOM

Double glazed double doors to rear aspect, radiator.

KITCHEN

Range of wall mounted and floor standing units with roll edge work surface, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built in oven and gas hob with extractor over, storage cupboard, door to side and double glazed window to rear.

LANDING

Double glazed window to side aspect, access to loft space.

BEDROOM ONE

Double glazed window to front, built in wardrobe, radiator and stunning views over the Ridgeway.

BEDROOM TWO

Double glazed window to rear, radiator, airing cupboard.

BEDROOM THREE

Double glazed window to front, radiator, storage cupboard.

BATHROOM

Frosted double glazed windows to side and rear, panelled bath with shower over, wash hand basin, low level w.c., heated towel rail.

OUTSIDE

GARAGE

Metal up and over door, power and light.

FRONT GARDEN

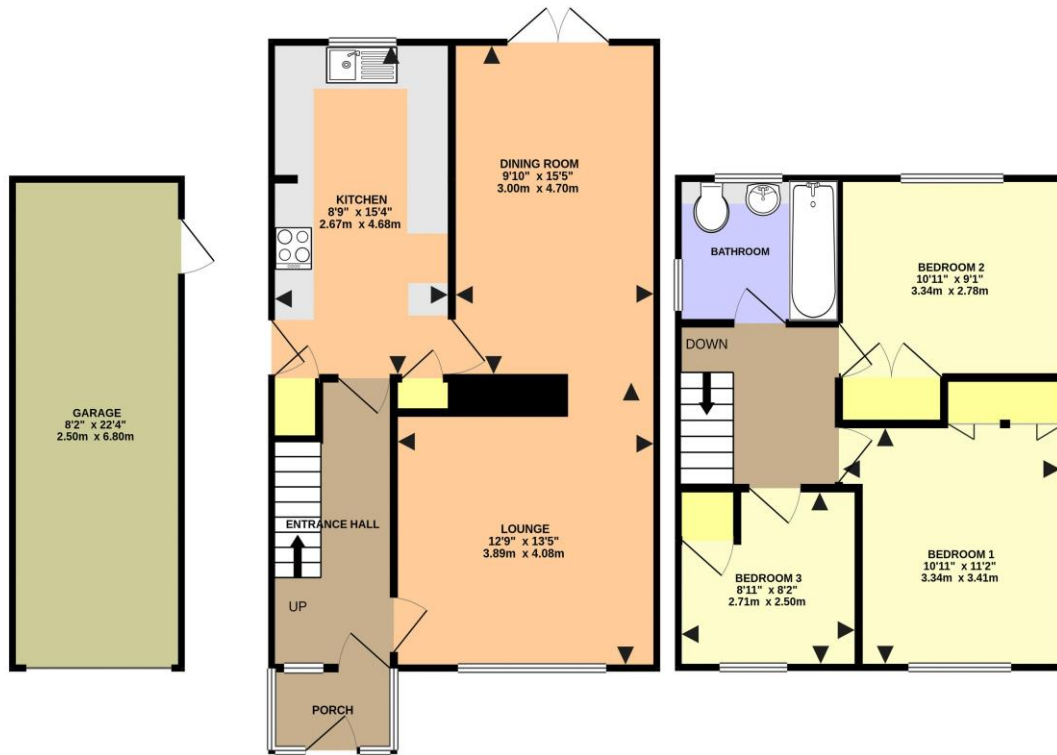
Block paved with lawn area, pathway leading to garage and side access.

REAR GARDEN

Large corner plot, mainly laid to lawn with three patio areas, personal door to garage.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.




WENWELL CLOSE, ASTON CLINTON HP22 5LF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1155 sq.ft. (107.3 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.

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