





£450,000

Located in the popular village of Aston Clinton close to local amenities this modern three bedroom semi detached property is welcomed to the market offering kitchen/dining room separate lounge and family bathroom. Further benefits include stunning views of the Chiltern Hills and two parking spaces.

Property Description

Entrance Porch

Door to:

ENTRANCE HALL

Stairs raising to first floor, understairs storage cupboard, door to W.C., door to kitchen/ breakfast room, door to lounge, underfloor heating.

CLOAKROOM

Double glazed frosted window to front, low level W.C., wash hand basin, under floor heating.

LOUNGE

Double glazed double doors to rear, double glazed window to rear, feature fireplace, under floor heating.

KITCHEN/ BREAKFAST ROOM

Double glazed window to front, double glazed window to side, range of floor and wall mounted units with roll top worksurface over, stainless steel sink with mixer tap, built in oven and gas hob with extractor fan over, integrated dishwasher, plumbing for washing machine, space for fridge freezer, combination wall mounted boiler, under floor heating.

LANDING

Radiator, storage cupboard.

BEDROOM ONE

Two double glazed windows to front, 2 built in wardrobes, Radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

BEDROOM THREE

Double glazed window to rear, storage cupboard, radiator.

BATHROOM

Double glazed frosted window to side, panelled bath with shower attachment, low level W.C., wash hand basin, heated towel rail.

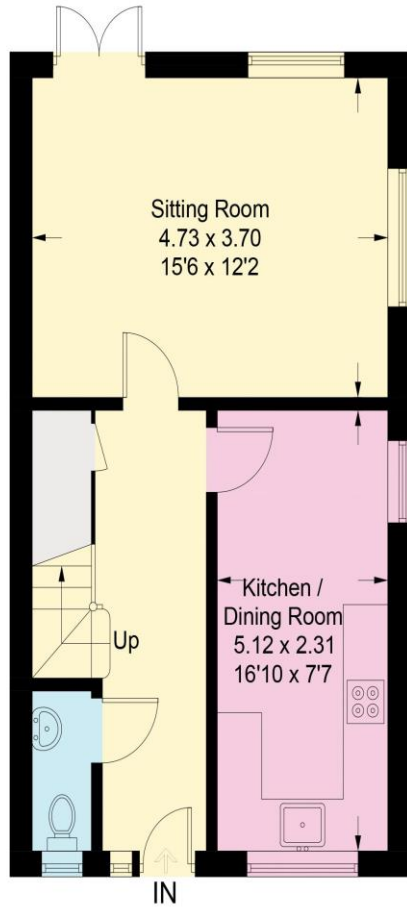
OUTSIDE

PARKING

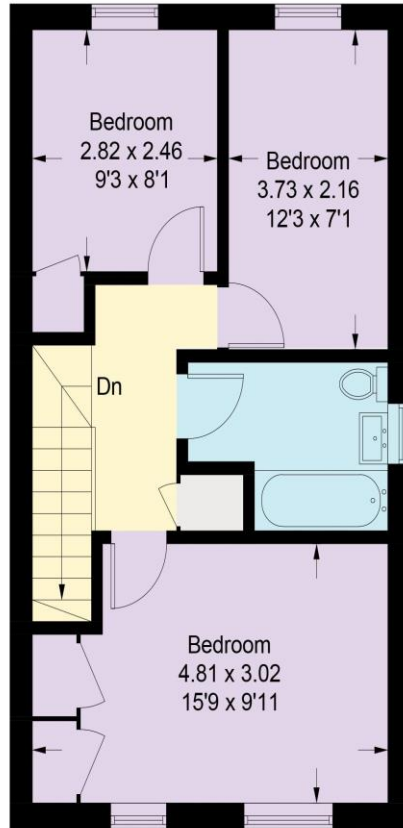
Two allocated spaces.

REAR GARDEN

Small patio area, mainly laid to lawn, outside tap, outside light, timber fencing, timber shed, flower and shrub beds.



Ground Floor



First Floor



Weston Road

Approximate Total Area
928 sq ft / 86.2 sq m

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. (ID1306755)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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