





**Guide Price  
£550,000**

Situated in the sought after Buckinghamshire village of Aston Clinton this three bedroom semi detached family home stands on a large south facing garden and offers easy access to the surrounding countryside and nearby mainline train stations. The property has been very well maintained throughout and benefits include two separate reception rooms, conservatory, vegetable garden, garage and driveway parking and also tremendous potential to extend subject to usual planning permissions.

# Property Description

## ENTRANCE

Double glazed leaded light door to:

## ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, radiator.

## LOUNGE

Double glazed bay window to front aspect. Feature cast iron open fireplace with tiled surround and wooden mantle, radiator.

## DINING ROOM

Double glazed door and windows to conservatory. Radiator.

## CONSERVATORY

Double glazed conservatory on a brick base with double glazed double doors to garden.

## KITCHEN

Double glazed window to rear aspect, double glazed door to side. Fitted with a range of floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, plumbing for automatic washing machine and dishwasher, part tiled walls.

## LANDING

Double glazed window to side aspect. Access to boarded loft space via extending ladder, built-in cupboard.

## BEDROOM ONE

Double glazed bay window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator, airing cupboard housing gas combi boiler.

## BATHROOM

Double glazed window. White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, heated towel rail.

## OUTSIDE

## GARAGE

Garage accessed via double doors with personal door to rear.

## FRONT GARDEN

Mainly laid to lawn with driveway providing hardstanding leading to garage.

## REAR GARDEN

A lovely south-facing garden which is mainly laid to lawn with paved patio area all enclosed by panel fencing and hedging, gated access to a large allotment garden with gated side access, outside light and cold water tap, personal door to garage, timber storage shed with power and lighting.



LONDON ROAD, ASTON CLINTON HP22 5LD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 962 sq.ft. (89.4 sq.m.) approx.

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