







**£310,000**

Offered with a large rear garden this well presented and modernised two bedroom character cottage is conveniently located in the ever sought after village of Aston Clinton and comes with planning permission for a rear extension.

# Property Description

## ENTRANCE

Front door to lounge.

## LOUNGE

Double glazed window to front aspect. Feature fireplace. Radiator. Stable door to kitchen.

## KITCHEN

A recently refitted kitchen with a range of wall mounted and floor standing units with worksurface over. Sink unit with drainer. Built in eye level oven and integrated hob. Space for fridge/freezer, plumbing for washing machine and dishwasher. Radiator. Stairs rising to first floor.

## LOBBY

Door to bathroom and garden, radiator.

## BATHROOM

Fitted with a three piece suite with low level W.C,, wash hand basin, panelled bath with shower over, double glazed frosted window to rear aspect, heated towel rail.

## LANDING

Door to all rooms, access to part boarded loft space.

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

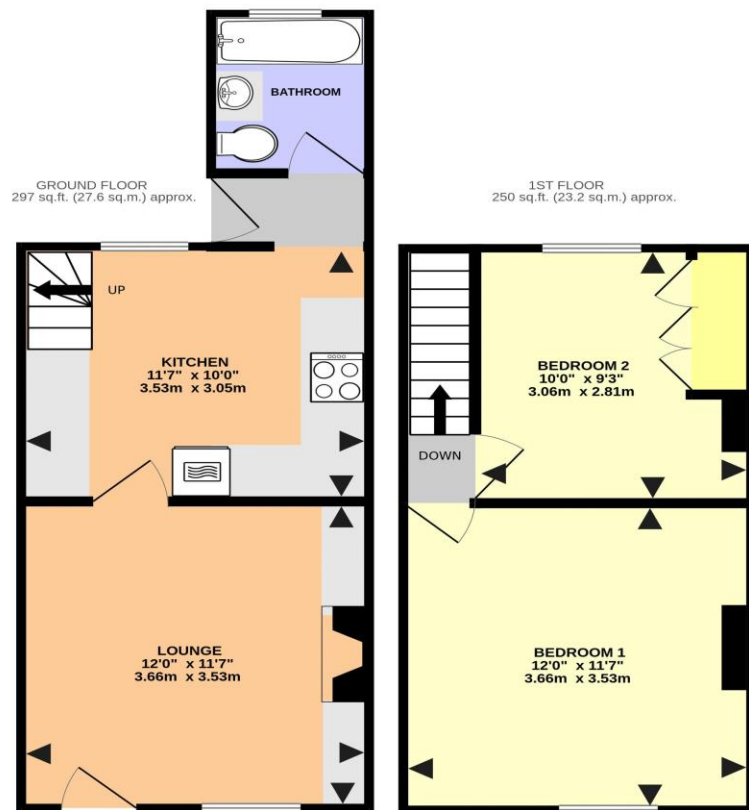
Double glazed window to rear aspect. Built in wardrobe and airing cupboard housing gas combination boiler. Radiator.

## FRONT GARDEN

Tiled path to front door enclosed by wrought iron fencing.

## REAR GARDEN

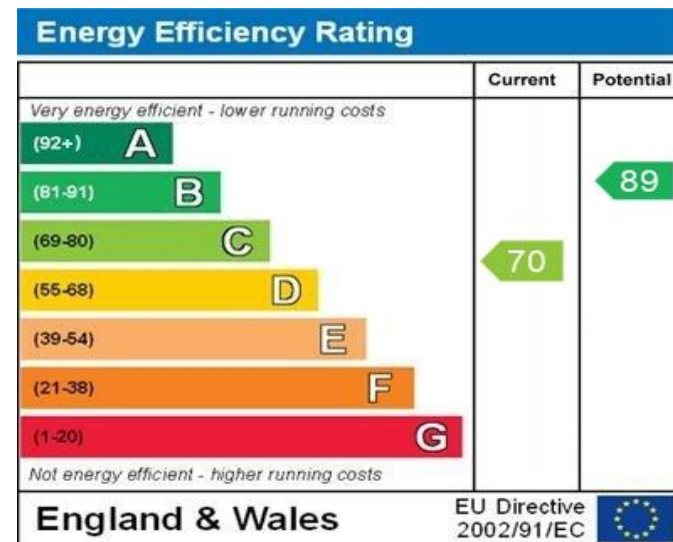
A large mature garden with lawn and patio areas. Flower and mature shrub borders. Timber storage shed. External power sockets. Cold water tap.



WESTON ROAD, ASTON CLINTON HP22 5EJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 546 sq.ft. (50.8 sq.m.) approx.

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