





£525,000

Centrally located in this popular Buckinghamshire village offering easy access to Aston Clinton park and Aylesbury grammar school catchment this beautifully maintained three bedroom semi detached family home is welcomed to the market benefitting from a kitchen/breakfast room, separate dining room, lounge with log burner, generous garden studio and driveway parking for multiple cars.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, two radiators, door to lounge, opening to dining room and kitchen.

LOUNGE

Double glazed window to front aspect. Feature fireplace with wood burning stove, radiator.

DINING ROOM

Double glazed window to front aspect. Radiator.

CONSERVATORY

Double glazed unit on brick base with double glazed double doors to side.

KITCHEN

Two double glazed windows to rear aspect, double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer sink with mixer tap, plumbing for dishwasher, space for Range cooker with extractor fan over, island with breakfast bar, door to utility.

UTILITY

Double glazed door to rear. Space for fridge freezer, plumbing for washing machine, wall-mounted gas boiler.

LANDING

Double glazed frosted window to side aspect. Access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

OUTSIDE

PARKING

Driveway parking for several cars.

REAR GARDEN

Mainly laid to lawn with two patio areas, flower and shrub beds, outside tap, outside light.

GARDEN STUDIO/SUMMERHOUSE

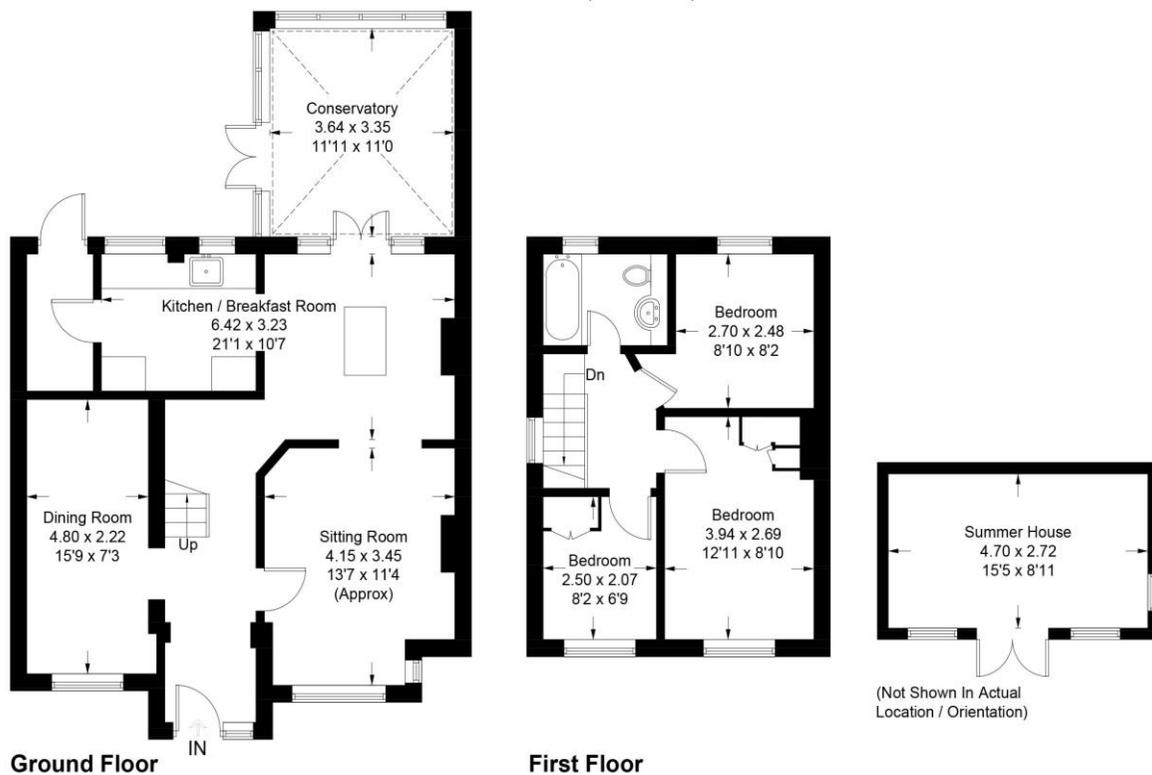
Double glazed windows to front and side aspects, double glazed frosted door to front. Bar area, power and light.

London Road

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft

Summer House = 12.7 sq m / 137 sq ft

Total = 117.8 sq m / 1268 sq ft



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. (ID1252674)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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

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