



Aston Clinton Road

Weston Turville | Aylesbury | Bucks | HP22 5AB



Aston Clinton Road

Weston Turville | Aylesbury | Bucks | HP22 5AB

A stunning example of a modernised period home, offering spacious living accommodations in a superb part of Aylesbury. This three bedroom semi-detached home comprises of lounge, dining room, study, kitchen, utility room and cloakroom to the ground floor, and three bedrooms and a bathroom suite to the first floor. Outside, there is a large driveway to the front, garage and spacious enclosed rear garden. Overall, viewing is strongly advised on this ideal family home.

Guide price £470,000

- Three Bedroom House
- Semi-Detached
- Driveway For Multiple Vehicles
- Spacious Rear Garden
- High Specification Throughout
- Solar Panels To Roof
- Air Conditioning to Two Rooms
- Viewing Strongly Advised

Position

The property is located near to Weston Turville, a popular village which lies almost midway between the market town of Wendover and the county town of Aylesbury. This popular village offers local shops which cater for most day-to-day needs. There is also a local school, three public houses, a rugby club, popular golf club and nearby reservoir for sailing and angling. There is a choice of railway stations at either Wendover or Stoke Mandeville for London, Marylebone or from Tring station for London, Euston. The county town of Aylesbury is approximately three miles distant providing a good range of shopping and entertainment facilities, together with Grammar Schools. The A41 offers a swift connection with the M25.

Local Authority

Aylesbury Vale District Council

Council Tax

Band E

Services

All main services available

Entrance Hall

Entrance via front door into main hallway, with stairs rising to the first floor and doors leading to the lounge, dining room, study and kitchen. Further door to storage cupboard.

Lounge

Lounge to the front of the property and with carpet laid to floor and spotlighting to ceiling, wall mounted radiator panel, fireplace, window to the front aspect and space for a three piece suite and other furniture.



The property is located between the villages of Aston Clinton and Weston Turville, both providing a range of different amenities, including village store, Post Office and schooling. A more extensive range of facilities can be found in Aylesbury, including the mainline train station with regular services into London Marylebone. There is direct access to the M25 towards London, from the A41.



Dining Room

Dining room consisting of wood effect laminate laid to floor and lighting and coving to ceiling, with bi-fold doors opening to the rear garden, and space for a large dining table and chairs.

Study

Study featuring a storage cupboard, window to the rear aspect and wall mounted radiator. Space for a range of different furniture.

Kitchen

Modern fitted kitchen featuring a range of base and wall mounted units, roll top work top, inset sink with draining board and mixer tap, LED lighting under the units, two Neff ovens, Neff dishwasher, Neff induction hob, boiling water tap and water softener, with window to the rear aspect and spotlighting to ceiling. Doors into the garage and leading to utility room and downstairs cloakroom.

Utility Room and Cloakroom

Utility room comprising of base units, space for white goods and a door leading to the rear garden. Cloakroom comprising of low level WC and hand wash basin, with window to the front aspect.

First Floor

Carpeted stairs rising from the ground floor to the first floor landing, with doors off to all three bedrooms and the main bathroom.

Bedroom One

Main bedroom comprising of carpet laid to floor and lighting to ceiling, with a large bay window to the front aspect, wall mounted radiator panel, air conditioning unit to ceiling, set of fitted wardrobes and space for at least a double bed and other bedroom furniture.

Bedroom Two

Bedroom two comprising of carpet laid to floor and lighting to ceiling, with window to the rear aspect, wall mounted radiator panel, set of fitted wardrobes, space for at least a double bed and other furniture.

Bedroom Three

Bedroom three comprising of carpet laid to floor and lighting to ceiling, with window to the front, radiator and space for a bed and other furniture.

Family Bathroom

Modernised four piece bathroom suite comprising of bathtub, enclosed shower stall, hand wash basin and low level WC, with window to the rear garden, spotlighting and tiling to walls.

Rear Garden

Spacious garden to the rear of the property, consisting of a patio area rising to an expanse of lawn, with a path to the centre, fishpond and flower beds to one side and fully enclosed.

Driveway and Garage

Large gravelled driveway to the front of the property, that can accommodate several vehicles. There is a garage that is accessible from the inside of the property which features an insulated door to the front of it.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

84

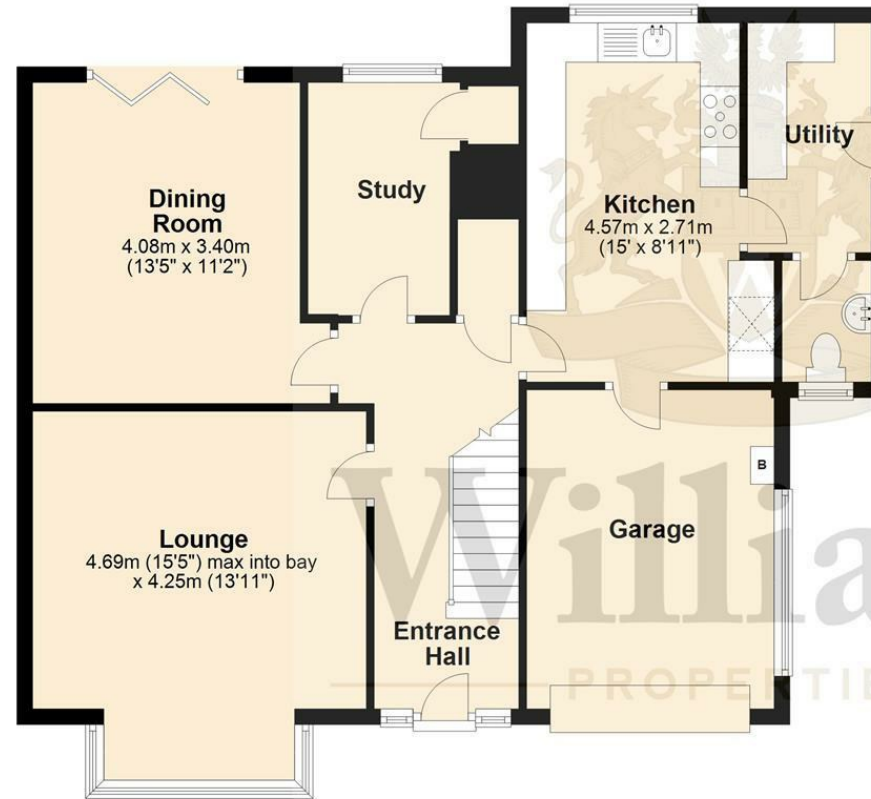
57

83

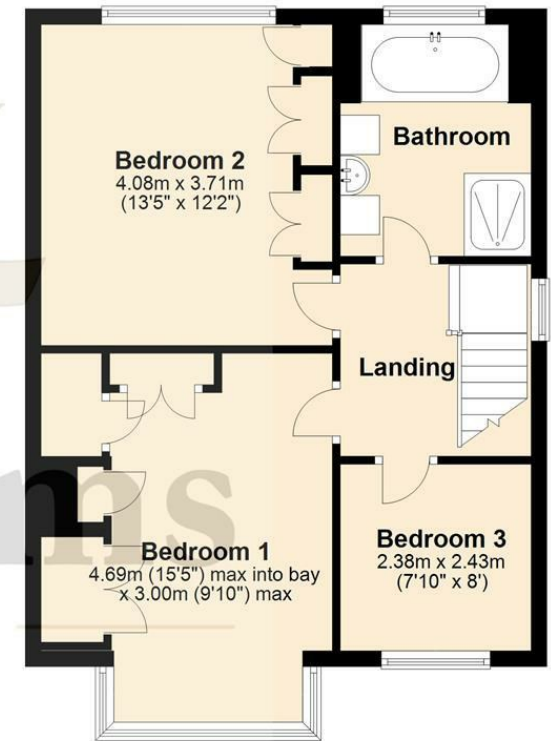
49



Ground Floor



First Floor



Total area: approx. 137.3 sq. metres (1478.3 sq. feet)

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 & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: sales@williamsaylesbury.co.uk
Web: www.williamsaylesbury.co.uk
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.