



Chapel Drive, Aston Clinton - HP22 5EN  
£670,000

 **TIM RUSS**  
& Company





## Chapel Drive

### Aston Clinton

- No Onwards Chain
- Four Bedrooms
- Kitchen/Diner with Integrated Appliances
- Sitting Room and Home Office/Study
- Beautifully Presented Throughout
- Southerly Facing Garden
- Two Bathrooms
- Driveway and Detached Garage
- Remainder of Building Guarantee

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.





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## Aston Clinton

No Onward Chain - This detached four bedroom family home with a southerly facing rear garden and a detached garage with ample parking on the private driveway.

Presenting this exquisite detached house, this property stands without a chain, offering four bedrooms and two bathrooms. The kitchen/diner features integrated appliances, complimented by a separate sitting room and a versatile home office/study. Beautifully presented throughout, boasting a southerly facing garden, this home is a delight for living and entertaining. With the added convenience of a driveway and detached garage, there is ample space for vehicle parking and storage.

Rest easy knowing this property comes with the remainder of a building guarantee, ensuring peace of mind for years to come. The layout with its well-appointed rooms cater to various lifestyle needs, offering comfort and functionality. A haven of modern living, this property promises a blend of style and practicality, perfect for a discerning homeowner seeking a place to call their own. This residence encapsulates the essence of contemporary living, making it a compelling choice for those looking for a new chapter in a prestigious setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### Chapel Drive

Approximate Gross Internal Area  
 Ground Floor = 79.2 sq m / 852 sq ft  
 First Floor = 60.0 sq m / 648 sq ft  
 Total = 139.2 sq m / 1,498 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.  
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## Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

