



Brandon Close, Aston Clinton - HP22 5XE  
£800,000





## Brandon Close

Aston Clinton, Aylesbury

- No Onward Chain
- Beautifully Presented Throughout
- Three Reception Rooms
- Fully Fitted Kitchen/Diner Family Room
- Full Range of Integrated Appliances
- Four Bedrooms
- Two EnSuite Shower Rooms
- Double Garage Via Own Drive
- Southerly Facing Rear Garden
- Remainder of Building Warranty

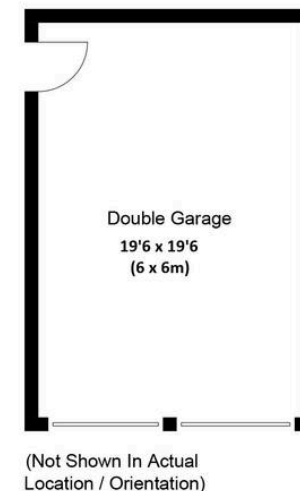
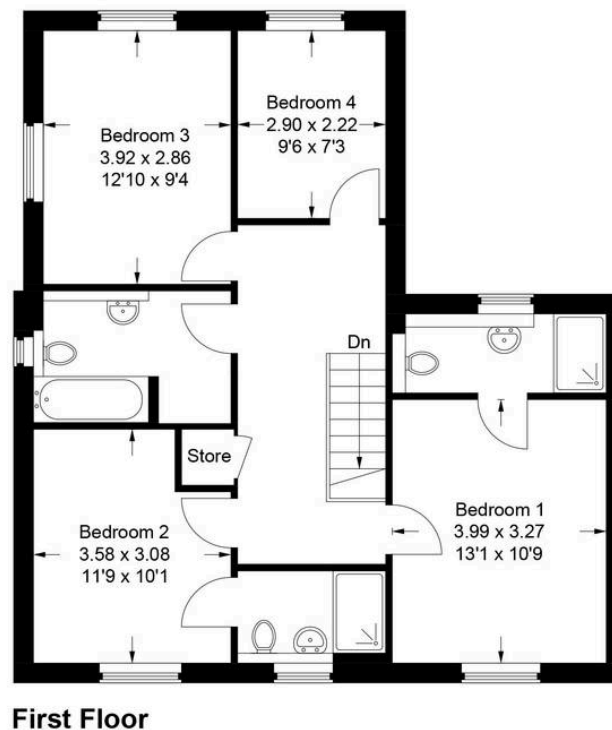
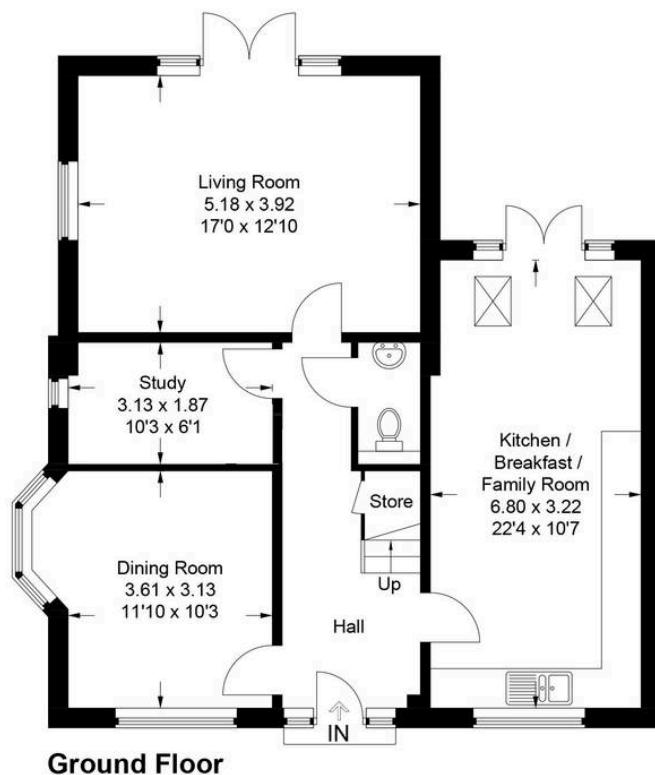
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's 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.





Step inside and you'll be welcomed by a bright and spacious hallway that immediately sets the tone for the rest of this impressive home. Thoughtfully laid out and finished to a high standard throughout, the ground floor boasts three reception rooms, offering excellent flexibility to suit a range of lifestyles. The heart of the home is the sleek, modern kitchen, fitted with high-quality appliances, ample storage, and expansive worktop space. Whether you're an experienced cook or simply enjoy casual family meals, this kitchen is both stylish and practical. There's also room for a dining area, making it an ideal spot for informal family breakfasts or evening gatherings with friends. The TV/Play room makes the ideal room for extended family to watch their favourite TV episode or for those needing a quiet home work space there is a home office. Upstairs, the home continues to impress with four generously sized bedrooms, all thoughtfully designed to provide a comfortable and peaceful retreat. The main bedroom benefits from a well-appointed en-suite shower room, offering both privacy and convenience. Two additional bathrooms on this level ensure that the morning routine is smooth and stress-free for all members of the household. Externally, the property features a beautifully maintained southerly-facing rear garden, providing a private outdoor haven perfect for summer entertaining, children's play, or simply relaxing in the sun. Whether you're enjoying a morning coffee on the patio or hosting a barbecue, this outdoor space is a real highlight of the home. The current owners have created the space for all to enjoy and to be as maintenance free as possible with the addition of artificial grass. Currently tucked away in a very scheduled part of the garden is a hot tub and behind the double garage is a further area ideally for storing the garden furniture and toys. The double garage can accommodate two modern cars, and a spacious double driveway offers plenty of additional parking making it ideal for multi-car households or those with hobbies that require extra space. Offered to the market with a No Onward chain, this property represents a fantastic opportunity for buyers seeking a smooth and straightforward purchase. With the added reassurance of the remainder of the building warranty,





## Brandon Close

Approximate Gross Internal Area  
Ground Floor = 74.8 sq m / 805 sq ft  
First Floor = 68.4 sq m / 736 sq ft  
Total = 143.2 sq m / 1,541 sq ft  
(Excluding Double Garage)

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/

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