



42 Long Plough, Aston Clinton - HP22 5HB
£500,000

 **TIM RUSS**
& Company



42 Long Plough

Aston Clinton, Aylesbury

- Complete Onward Chain
- Southerly Facing Rear Garden
- Four Good Size Bedroom
- Driveway Parking For Several Cars
- Modern Fitted Kitchen
- Two Reception Rooms
- Presented in Excellent Condition Throughout
- Up to £2,000 towards the buyers legal fees (subject to T&C).

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.



Offered with a complete onward chain a beautifully presented four bedroom detached home with a southerly facing rear garden.

Nestled within a sought-after locale, this stunning 4 Bedroom Detached House offers a unique opportunity for prospective homeowners. Boasting a coveted feature of a complete Onward Chain, this residence ensures a seamless transition for its new occupants. The property enjoys the advantage of a Southerly Facing Rear Garden, providing a serene retreat for relaxation and outdoor enjoyment.

The interior space comprises Four Good Size Bedrooms, offering ample accommodation for the entire family. Further enhancing convenience is the Driveway Parking that can accommodate several cars, eliminating the hassle of parking woes. The Modern Fitted Kitchen caters to culinary needs with its contemporary design and efficient layout.

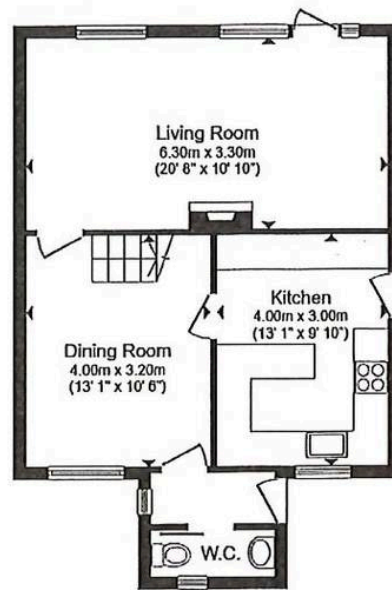
Two Reception Rooms lend flexibility to the floorplan, allowing for diverse living arrangements to suit various lifestyle preferences. The property is meticulously maintained, showcasing a pristine condition throughout, promising a move-in ready experience for discerning buyers.

Additionally, the property offers a compelling incentive of up to £2,000 towards the buyer's legal fees (subject to Terms & Conditions), further easing the financial burthen associated with the property purchase process. Take advantage of this generous offering to facilitate a smooth and cost-effective transaction.

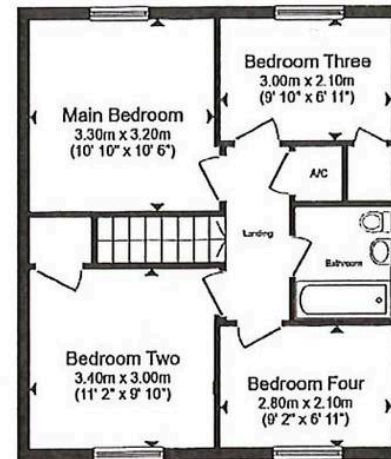
Conveniently located within a desirable neighbourhood, this property presents a unique opportunity to acquire a well-appointed home that meets the demands of modern living. With its array of features, this residence embodies comfort, functionality, and style, making it an ideal choice for those seeking a harmonious blend of luxury and practicality.

EPC Energy Efficiency Rating: C

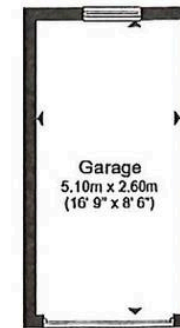




Ground Floor



First Floor



Garage

Total floor area 110.0 m² (1,185 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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By law we must verify every seller and buyer for anti-money laundering purposes.
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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