



72 Brook Street, Aston Clinton - HP22 5ET
£475,000

TIM RUSS
& Company



72 Brook Street

Aston Clinton, Aylesbury

- Period Character Cottage
- Modern Fitted Kitchen
- Three Bedrooms
- Modern Downstairs Bathroom
- Spacious Lounge/Diner
- Enclosed Rear Garden
- Garden Workshop
- Double Garage and Parking

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, Aylesbury

Presented in excellent condition throughout this end of terrace period cottage - with a double garage.

Introducing this charming 3-bedroom end of terrace house, a period character cottage with a modern twist. The property boasts a well-appointed modern fitted kitchen, perfect for culinary enthusiasts and those who appreciate contemporary design. The three bedrooms offer ample space for a growing family or those in need of a home office. The modern downstairs bathroom provides convenience and comfort for residents and guests alike.

One of the standout features of this property is the spacious lounge/diner, ideal for entertaining or relaxing in a cosy setting. The enclosed rear garden provides a private oasis for outdoor enjoyment and relaxation. Additionally, the garden workshop offers a versatile space for hobbies or storage, catering to the needs of a variety of homeowners.

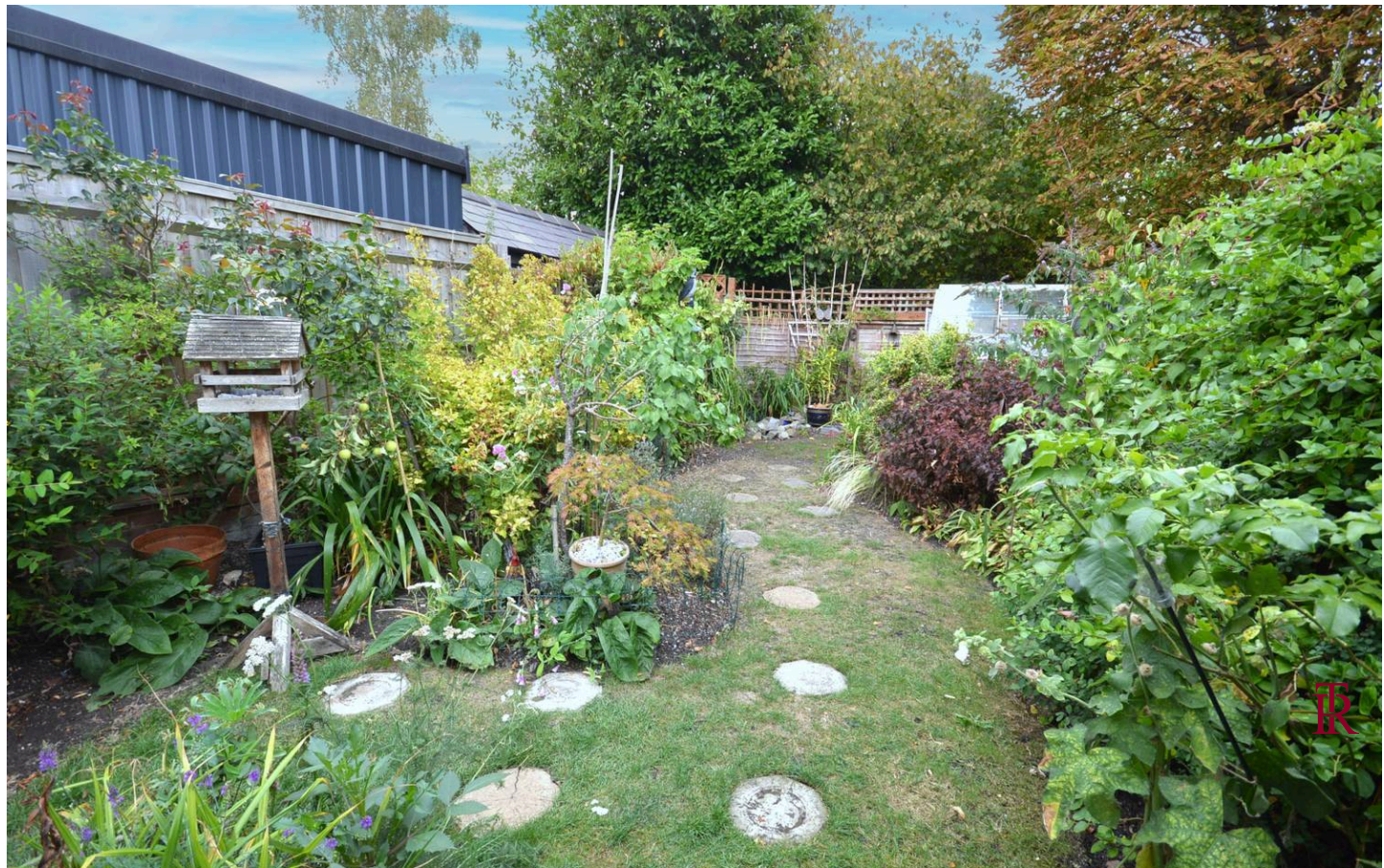
For those in need of parking and storage options, the property includes a double garage and parking area, providing ample space for vehicles and additional storage. The convenience of this feature cannot be overstated, offering ease and security for homeowners with multiple vehicles or storage requirements.

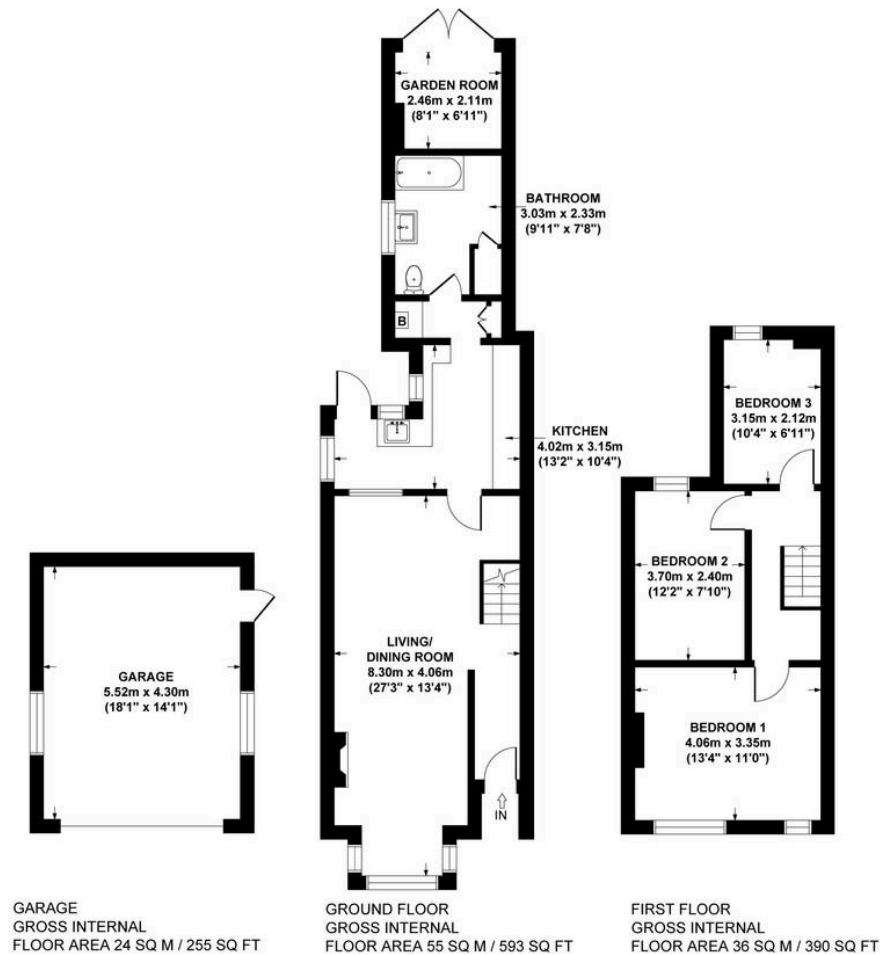
Don't miss the opportunity to make this charming 3-bedroom end of terrace house your new home. Contact us today to arrange a viewing and discover the endless possibilities this property has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





BROOK STREET, ASTON CLINTON, HP22 5ET
APPROX. GROSS INTERNAL FLOOR AREA 115 SQ M / 1238 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Tim Russ and Company

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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.

