



69 Aston Clinton Road, Weston Turville - HP22 5AB
£500,000

 **TIM RUSS**
& Company



69 Aston Clinton Road

Weston Turville

- Character Cottage Built in 1872
- Extended a Number of Years Ago
- Three Good size Bedrooms
- Double Aspect Sitting Room
- Dining Room
- Fitted Kitchen
- Utility Room
- Beautifully Presented Rear Garden
- Off Road Parking for 3 Cars

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.



69 Aston Clinton Road

Weston Turville

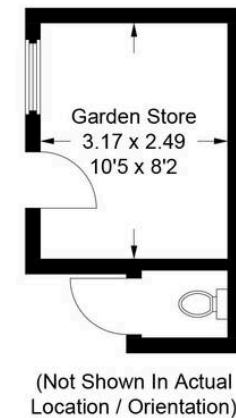
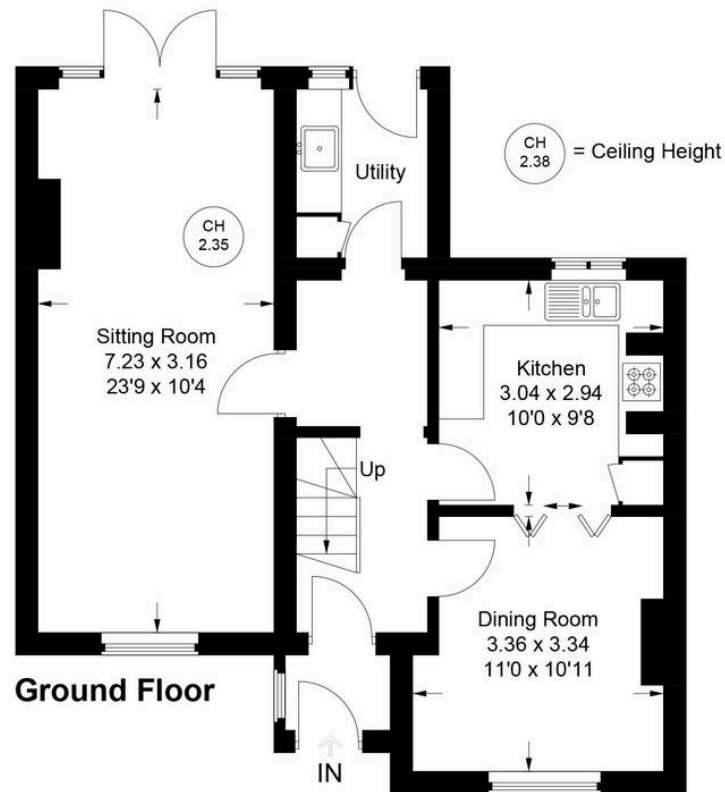
A charming Victorian Semi -Detached home offered in excellent order throughout and having a stunning rear garden

This captivating 3-bedroom semi-detached house exudes charm and character. Originally constructed in 1872, this character cottage was extended some years back to enhance its living space. Welcoming you with its timeless appeal, this delightful property boasts three generously sized bedrooms, a double aspect sitting room, a dining room, a fitted kitchen, and a convenient utility room. The beautifully presented rear garden is sure to enchant outdoor enthusiasts, providing a serene retreat right at your doorstep. Convenient off-road parking for up to 3 cars ensures effortless entry to your new abode.

Step into the picturesque outside space, revealing a paved patio spanning the rear of the home, perfect for unwinding or hosting al fresco gatherings. Enhancing the functionality of the garden, a brick-built garden store and a 'gardeners' WC are situated nearby for added convenience. Enjoy seamless movement between the front and back of the property through the secure gated side access leading to the driveway. Immaculately maintained by the current owners, the garden features a profusion of flower beds, shrubs, and trees, creating a tranquil oasis. A shingle pathway meandering through the garden complements the overall charm. The front of the property offers a spacious loose stone drive, accommodating parking for a minimum of 3 vehicles and providing dedicated space for electric vehicle charging - a perfect blend of comfort, style, and functionality in a timeless residence.

Council Tax band: D - Tenure: Freehold - EPC Rated D





Aston Clinton Road, HP22 5AB

Approximate Gross Internal Area

Ground Floor = 61.6 sq m / 663 sq ft

First Floor = 45.4 sq m / 489 sq ft

Garden Store / Wc = 9.1 sq m / 98 sq ft

Total = 116.1 sq m / 1250 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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

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

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.