



London Road, Aston Clinton - HP22
£650,000

 **TIM RUSS**
& Company



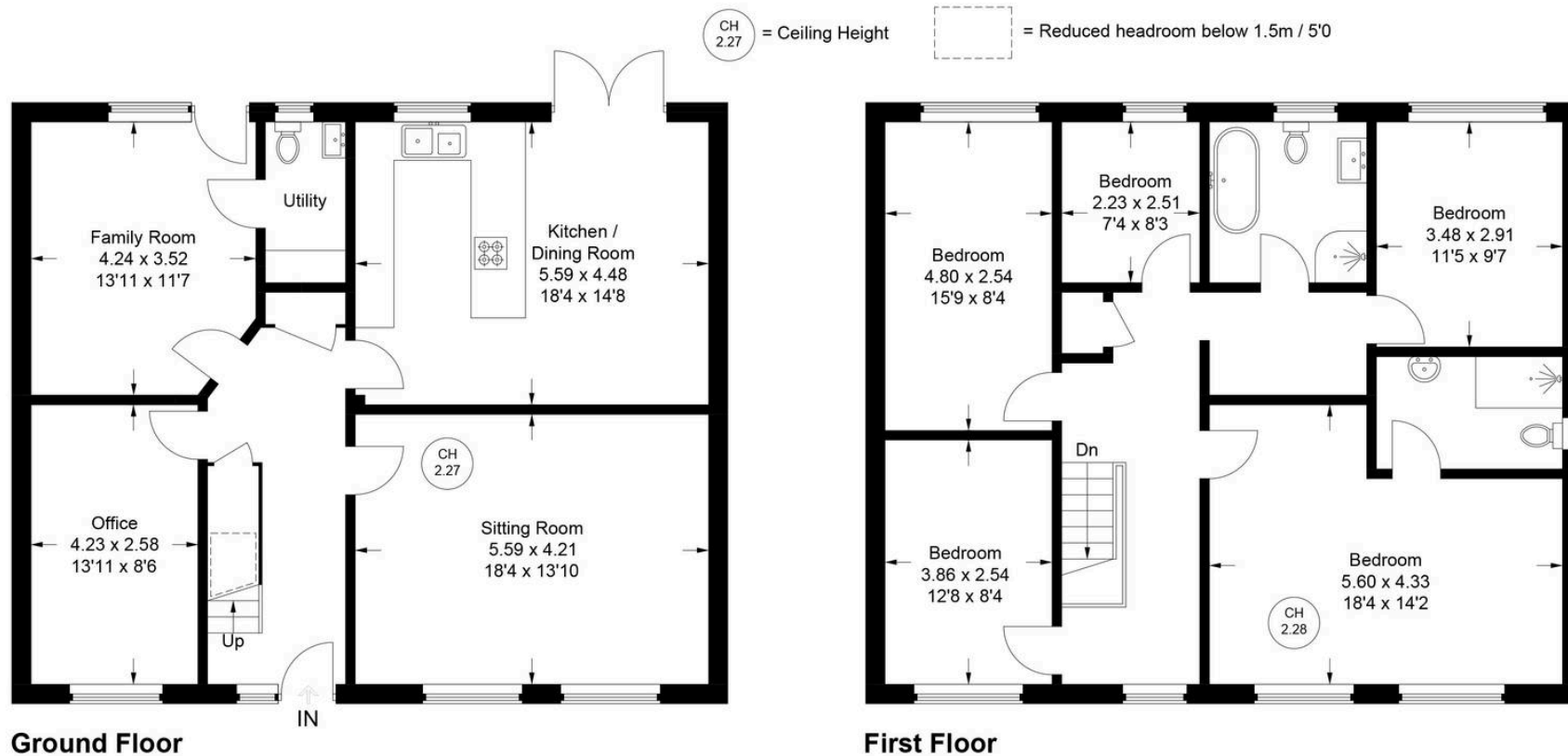
- Attractively positioned 5 bedroom detached residential home
 - Well-designed internal layout providing well-balanced accommodation
 - Bright and spacious reception areas
 - Contemporary fitted kitchen
 - Well-proportioned bedrooms
 - Modern bathroom suite
 - Convenient off-street parking
 - Excellent village amenities nearby
 - Well-connected location offering strong transport links to Aylesbury, mainline rail services, and major road routes for commuting and travel
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- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C
 - EPC Environmental Impact Rating: D

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.



This attractively positioned five-bedroom detached residence extending to approximately 1,992 sq. ft is situated along the highly regarded London Road, offering an exceptional standard of family living in a sought-after location. The property boasts a thoughtfully designed internal layout with well-balanced accommodation, featuring generous room proportions and a natural flow between living spaces. Bright and spacious reception areas benefit from an abundance of natural light, creating a welcoming and comfortable environment for both everyday living and entertaining guests. The contemporary fitted kitchen is finished with modern cabinetry, quality work surfaces, and ample storage, making it ideal for family cooking and hosting. Each of the five well-proportioned bedrooms provides versatility for family living, guest accommodation, or home office arrangements, while the principal bedroom enjoys the added luxury of a stylish en-suite. The modern bathroom suite is presented in clean, neutral tones with quality sanitaryware and functional fittings, complemented by a practical utility/WC for added convenience. The property has been recently renovated to a high specification throughout, showcasing modern finishes, quality materials, and impressive attention to detail. Further benefits include off-street parking for three vehicles, ensuring practical and accessible parking for residents and visitors alike. Residents will appreciate the excellent village amenities nearby, with local shops, schools, cafés, and essential services all within easy walking distance. The property enjoys multiple private outdoor spaces, providing a peaceful retreat for relaxation or entertaining. Secure boundaries ensure privacy, while patio and seating areas provide the perfect backdrop for al fresco dining or unwinding after a busy day. The combination of spacious interiors and inviting outdoor areas makes this property a standout choice for discerning buyers seeking modern family living in a desirable location.





London Road, HP22

Approximate Gross Internal Area
 Ground Floor = 92.8 sq m / 999 sq ft
 First Floor = 92.3 sq m / 993 sq ft
 Total = 185.1 sq m / 1992 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.



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

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

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