



Rothschild Avenue, Aston Clinton

In Excess of £310,000

 **TIM RUSS**
& Company



- Well-presented two-bedroom terraced home situated in the popular village of Aston Clinton
- Modern fitted kitchen with practical storage and space for everyday dining
- Comfortable sitting room offering a warm and homely feel throughout
- Contemporary bathroom finished in a clean and neutral style
- Private rear garden ideal for relaxing, entertaining or low-maintenance outdoor living
- Convenient residential location within easy reach of local shops, amenities and countryside walks
- Excellent transport links to nearby Aylesbury and surrounding commuter routes
- Ideal opportunity to acquire a move-in ready home within a highly regarded Buckinghamshire village
- Benefitting from off-street parking together with a secure garage

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 well-presented two-bedroom terraced house is located in the popular village of Aston Clinton, offering bright and welcoming living accommodation perfect for first-time buyers, downsizers or investors. The home features a modern fitted kitchen with practical storage, a spacious living/dining room providing a comfortable seating area alongside ample space for every-day dining and entertaining, and a contemporary bathroom finished in a clean, neutral style. Both bedrooms are well-proportioned, and the property benefits from ample storage options throughout. Move-in ready, this home faces onto green space, creating a peaceful outlook. The convenient residential location provides easy access to local shops, amenities and scenic countryside walks, with excellent transport links to nearby Aylesbury and surrounding commuter routes. Off-street parking and a secure garage offer practical parking and storage solutions.

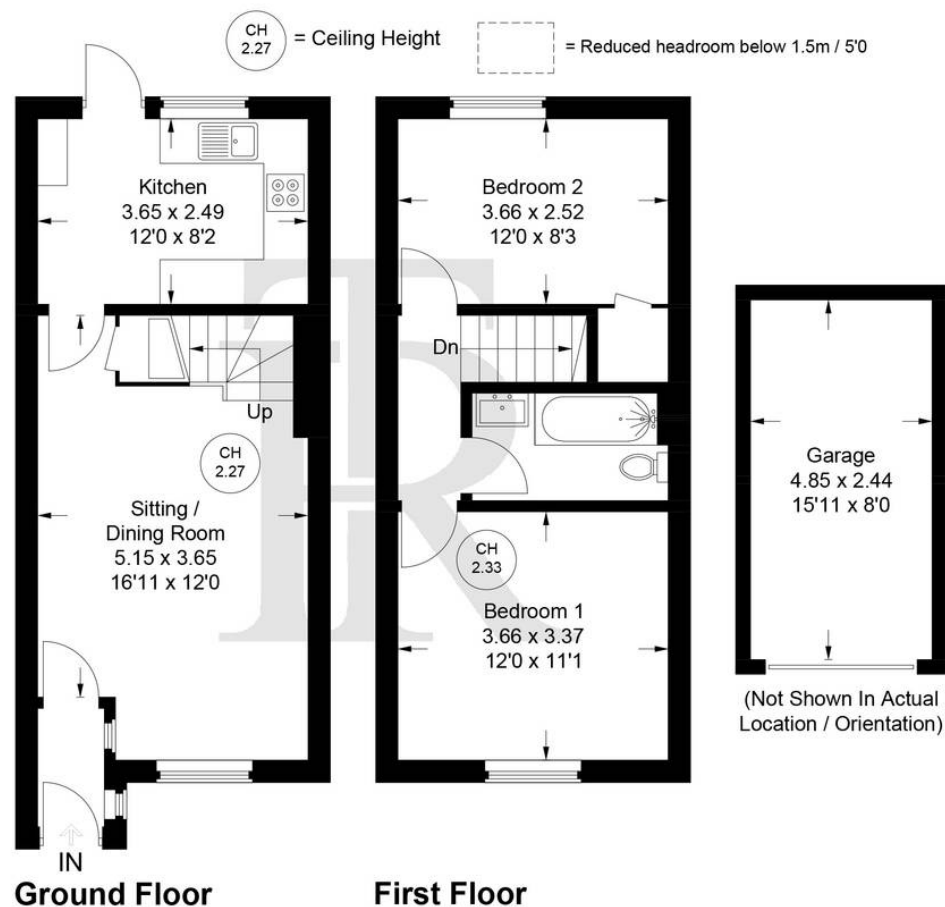
The private rear garden offers an ideal space for relaxing, entertaining or enjoying low-maintenance outdoor living. The garden is designed for ease of care, making it perfect for busy professionals or those seeking a peaceful retreat without the burden of heavy upkeep. A paved patio provides the perfect spot for outdoor dining or morning coffee, while the remainder of the garden is laid to lawn, bordered by fencing for privacy. This outdoor space complements the property's welcoming interior, creating a balanced and inviting home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Rothschild Avenue, HP22 5

Approximate Gross Internal Area
 Ground Floor = 32.6 sq m / 351 sq ft
 First Floor = 31.6 sq m / 340 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 76.1 sq m / 819 sq ft

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

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/

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