



71 Chapel Drive, Aston Clinton - HP22 5EN  
£850,000

 **TIM RUSS**  
& Company



- Impressive four double bedroom detached family home
- Beautifully landscaped and established rear garden
- Generous double garage with additional driveway parking
- Excellent access to local amenities, schools and transport links, with Berkhamsted, Tring, Wendover, Aylesbury and major road networks within easy reach
- Highly regarded residential location within Aston Clinton
- Convenient separate utility room/WC
- Modern fitted kitchen with excellent storage and workspace
- Separate dining room ideal for entertaining and family meals
- Principal bedroom with en-suite facilities
- Elegant Separate Living Room Offering a Comfortable Retreat
- Excellent Access to a Wide Range of Local Amenities

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- Council Tax band: G
  - Tenure: Freehold
  - EPC Energy Efficiency Rating: B

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 (c35 minutes) 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.

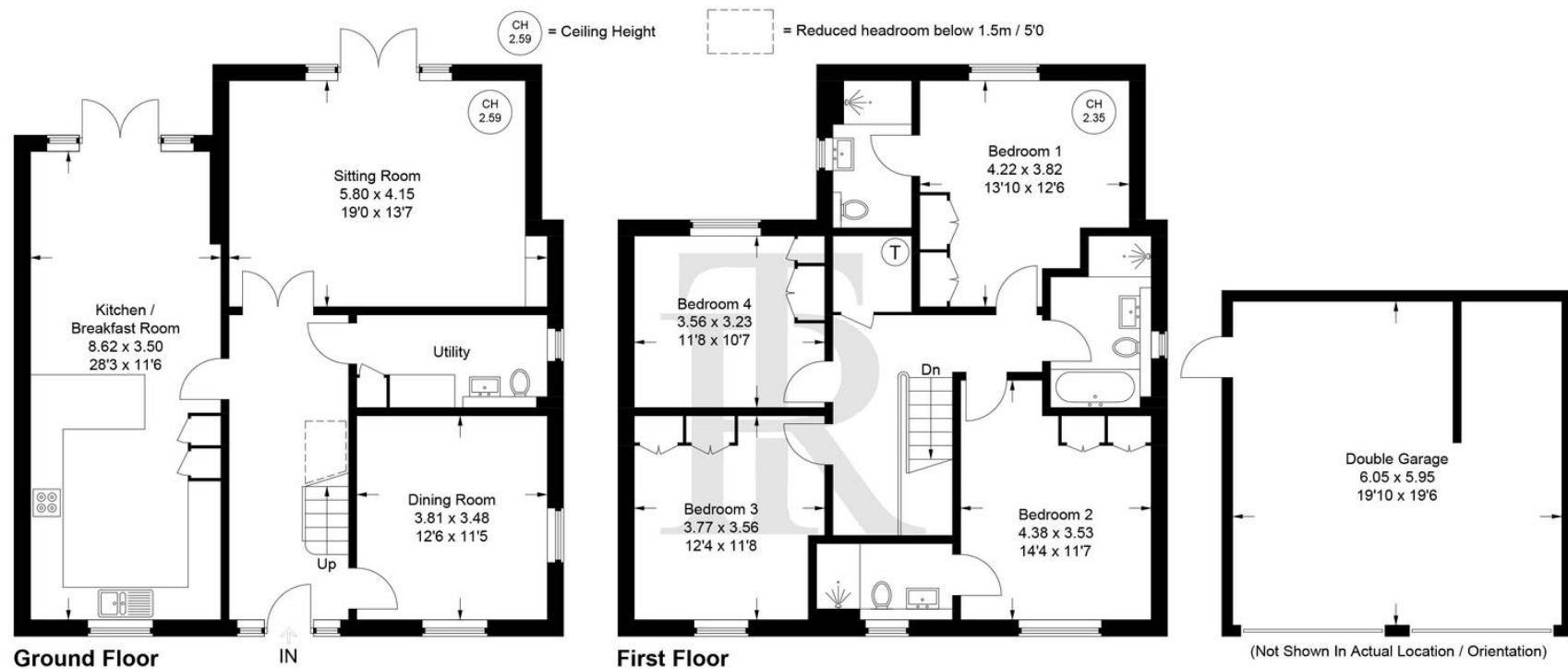


Set within the highly sought-after residential enclave of Aston Clinton, this impressive four bedroom detached family home offers an exceptional blend of style, comfort and versatility. Beautifully presented and ready to move into, the property has benefitted from an extensive range of thoughtful upgrades undertaken by the current owners. Stepping inside, the welcoming entrance hall leads to an elegant separate living room, providing a comfortable retreat. The modern fitted kitchen/breakfast space features excellent storage and workspace, with ample room for casual dining. The separate dining room is ideal for entertaining, while a convenient utility room/WC further enhances daily living. Upstairs, the principal bedroom boasts an en-suite, while bedroom two also benefits from its own en-suite, ensuring privacy and comfort. Two further well-proportioned bedrooms are served by a stylish family bathroom, offering flexible accommodation for growing families or those seeking a home office. With three bathrooms in total, this home is designed for modern lifestyles. The property also features a generous double garage and additional driveway parking.

Outside, the beautifully landscaped and established rear garden creates a private oasis for relaxation and entertaining. Thoughtfully designed planting beds, mature trees and manicured lawns provide year-round interest, while a spacious patio offers the perfect spot for alfresco dining or summer gatherings. The garden is securely enclosed, making it ideal for children and pets, with side access leading conveniently to the front and double garage.

This exceptional home enjoys excellent access to local amenities, highly regarded schools and transport links to London, Berkhamsted, Wendover, Tring and Aylesbury, as well as major roads and airports. Offering versatile living space, a peaceful garden retreat and a convenient location, this beautifully presented family residence in Aston Clinton delivers on every level.





## Chapel Drive, HP22 5

Approximate Gross Internal Area  
 Ground Floor = 88.7 sq m / 955 sq ft  
 First Floor = 82.5 sq m / 888 sq ft  
 Double Garage = 36.0 sq m / 387 sq ft  
 Total = 207.2 sq m / 2230 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

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