



Barker Lane, Aston Clinton

Offers Over £475,000

 **TIM RUSS**
& Company



- Attractive Three Bedroom Semi-Detached Home
- Beautifully Presented Throughout
- Modern & Stylish Kitchen
- Contemporary Family Bathroom
- Excellent Opportunity for First-Time Buyers & Families
- Excellent Access to Local Amenities, Schools & Transport Links
- Highly Desirable Aston Clinton Village Location
- Driveway Parking for Multiple Vehicles with EV Charging Point
- Private & Well-Maintained Rear Garden
- Bright & Welcoming Reception Spaces

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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B
 - EPC Environmental Impact Rating: B

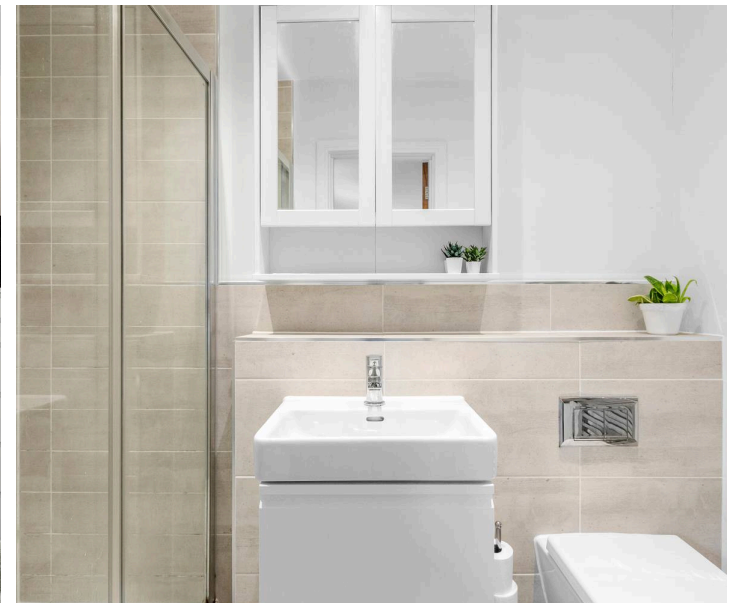
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's 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 (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.

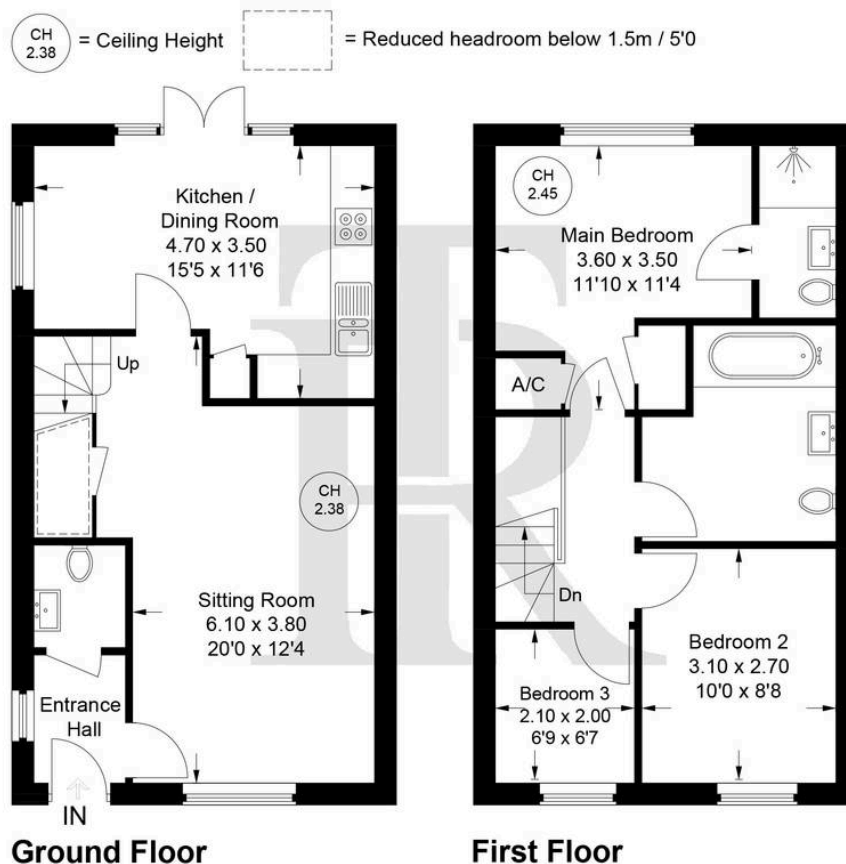


Attractive 3-bed semi-detached home in Aston Clinton with modern kitchen, en-suite, family bathroom, driveway parking, private garden, patio, and excellent access to schools, amenities, and transport.

Nestled in the highly desirable Aston Clinton village, this attractive three bedroom semi-detached home offers beautifully presented and generously proportioned living accommodation, ideal for first-time buyers and families alike. The property features a bright and welcoming entrance hall that leads to versatile reception spaces, perfect for both relaxing and entertaining. The modern and stylish kitchen is thoughtfully designed with contemporary fittings and ample storage, providing an excellent space for family meals and gatherings. Upstairs, three well-proportioned bedrooms offer comfortable retreats, with the principal bedroom benefiting from its own en-suite shower room and the two remaining bedrooms being served by a contemporary family bathroom finished to a high standard. The property's versatile layout ensures it can easily adapt to the demands of modern family living, while excellent access to local amenities, highly regarded schools and convenient transport links further enhance its appeal. Driveway parking for two vehicles, with an electric vehicle charging station, is situated to the immediate rear of the property, providing excellent convenience for residents and guests.

The outside space of this charming home is equally impressive. The private and well-maintained rear garden offers a peaceful sanctuary, perfect for outdoor entertaining and family activities. A spacious patio area provides an excellent spot for al fresco dining or summer barbecues, while the neatly lawned garden is ideal for children to play or for keen gardeners to enjoy. Mature borders and fencing ensure a high level of privacy, creating a tranquil setting to unwind at the end of the day. This home represents a fantastic opportunity to settle in a sought-after village location, offering a wonderful lifestyle for families and professionals.





Barker Lane, HP22 5

Approximate Gross Internal Area
 Ground Floor = 40.6 sq m / 437 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Total = 81.2 sq m / 874 sq ft

Floor Plan produced for Tim Russ. Measurements taken from previous sale.

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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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