



bonners & babingtons

College Road South

Aston Clinton



# College Road South Aston Clinton Buckinghamshire HP22 5FZ

Price - £350,000

A charming two bedroom terraced cottage originally built in the late 1800's which has been modernised over the years. The property is located down a quiet no through road within the highly regarded village of Aston Clinton. The cottage backs on to open countryside and also benefits from beautiful countryside walks all within a short walk of the property.

The property accommodation comprises of the following, living room with fireplace flowing through to the good sized, open plan kitchen / dining area with French doors opening to the rear garden.

On the first floor, you will find a good sized double bedroom with built in wardrobes as well as a further single bedroom. On the second floor, beautiful countryside views can be admired from the landing and this leads to the modern family bathroom with bath and shower.

To the rear, French doors from the dining area lead you out to the sunny rear garden which is approximately 150ft in length. The garden is a fantastic place for hosting family & friends BBQ's in the summer.

To the front, plenty of on street parking as well as a small frontage.

Other notable features include, mains gas central heating system & double glazed windows throughout.







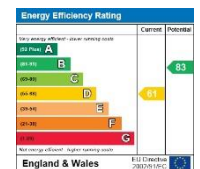
## Aston Clinton

Aston Clinton is a much sought after vibrant village in the county of Buckinghamshire. It boasts local shops, schools and public houses as well as numerous amenities including, Doctors Surgery, Dentist, Hotel & Inn, Restaurants, Veterinary Surgery & Kennels and Churches. Buckinghamshire is renowned for its schooling with the property being in the catchment area for Aston Clinton combined school, the Grammar Schools in Aylesbury and the popular John Colet Upper School in Wendover. In the independent sector are Berkhamsted Collegiate, Tring Arts Educational School and Stowe School.

3 miles distant is Tring from where trains reach London Euston in 40 minutes. Aylesbury & Wendover are both 3 miles distant with a main line train service running to Marylebone (45-50 minutes) Bus links to all towns.

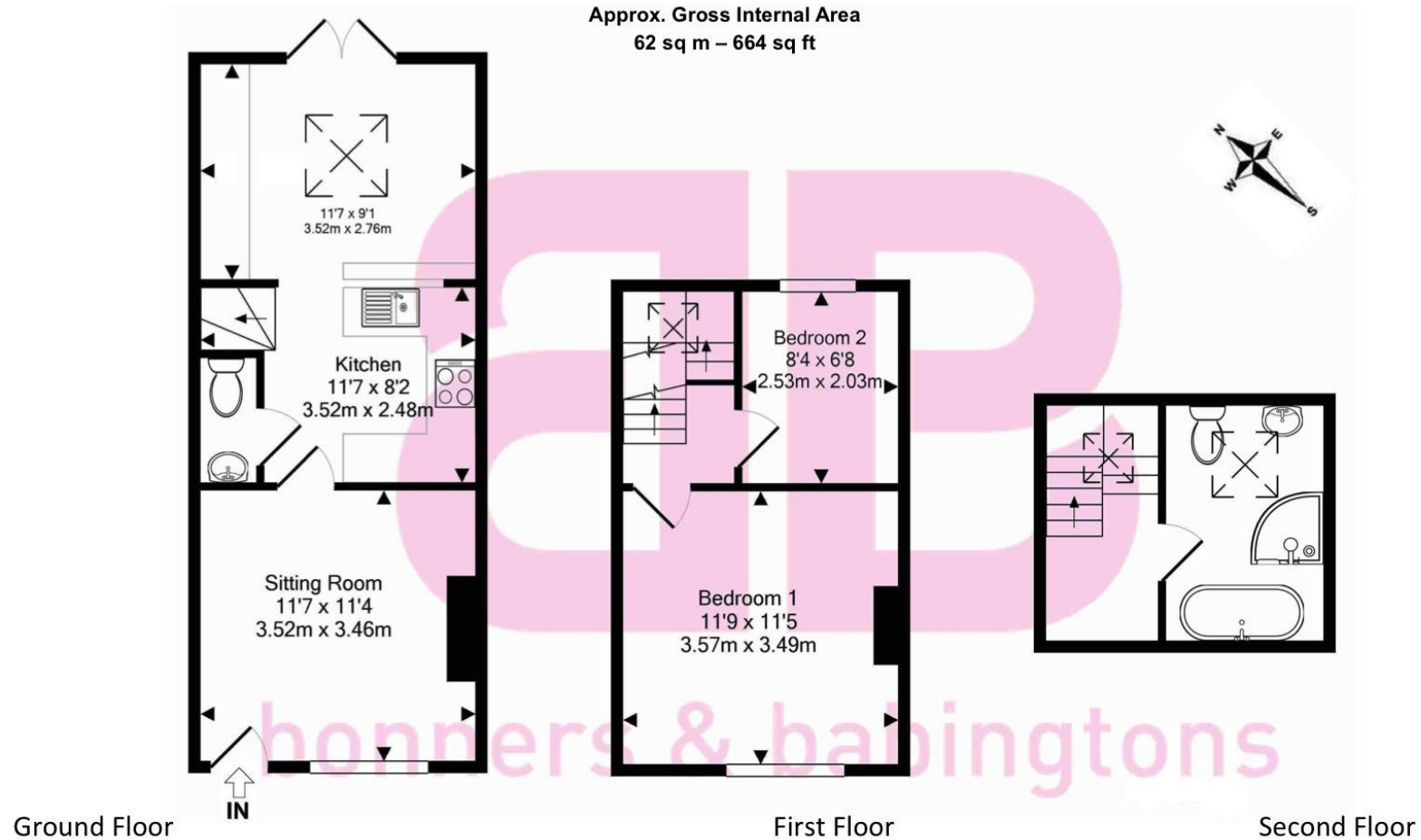
For sports enthusiasts the village caters for cricket, football, tennis and bowls among others and there are numerous golf courses nearby.

## EPC RATING - D



## College Road South, Aston Clinton, Buckinghamshire, HP22 5FZ

Approx. Gross Internal Area  
62 sq m – 664 sq ft



This floorplan is not to scale. It is for guidance only  
and accuracy is not guaranteed

### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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