



Weston Road
Aston Clinton | Buckinghamshire | HP22 5EG



bonners & babingtons

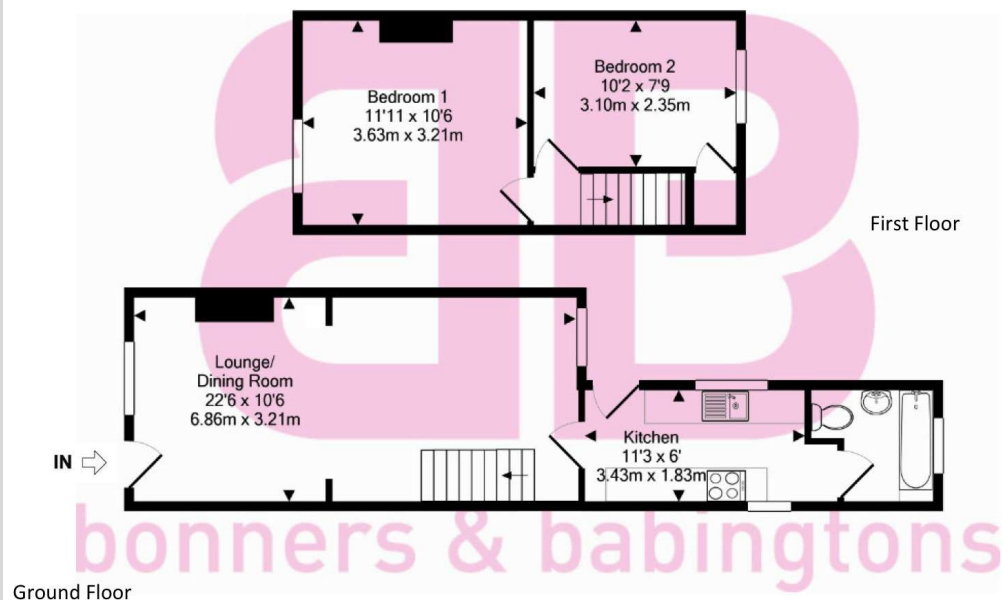
Wonderful 2 bedroom Victorian end of terrace. In superb condition internally and externally, the house feels spacious with a 22' lounge /dining room and yet cosy with its open fire, gas central heating and double glazing.
EXPOSED BRICK. WOOD FLOORS AND DOORS



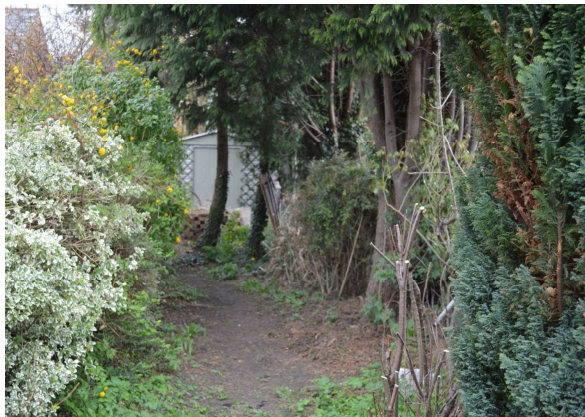
- 2 Bedrooms
- 22' Lounge/Dining Room
- Open Brick Fireplace
- Solid Oak Flooring
- Refitted Bathroom
- Double Bedrooms
- Sash Windows
- Great Condition
- Sunny Patio
- Long Garden

Weston Road, Aston Clinton, Buckinghamshire, HP22 5EG

Approx. Gross Internal Area
53 sq m – 566 sq ft



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



Great opportunity to buy a beautifully presented turn of the century property. It has been extended and improved over the years and retains a lovely characterful feel but with a contemporary edge. This is seen in the large living/dining room with its solid oak floor and open fireplace. The bathroom has been refitted in slate and has underfloor heating and a contemporary ceiling shower.

Upstairs, there are 2 double bedrooms with sash double glazed windows.

The rear garden stretches on and on and has a sunny and secluded patio area, a grass area and a further shady area with two sheds.

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.

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

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 4 miles distant with a main line train service running to Marylebone (45-50 minutes) Bus links to all towns.

Services: Electricity, Water, Gas, Sky

Heating: Gas Central Heating

Tenure: Freehold

EPC summary: EER E (50/87) EIR E (47/89)

Local Authority: Aylesbury Vale District Council

Council Tax: Band C

Directions

From Wendover, take the B4009 towards Aylesbury. Continue until reaching the roundabout for Weston Turville where you should turn right onto Marroway. Continue through Weston Turville towards Aston Clinton where the road becomes Weston Road. The property can be found on the left hand side by our For Sale board.

Postcode is HP22 5EG

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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