

Appletree Close, Aston Clinton, Buckinghamshire, HP22 5ZF





# Appletree Close Aston Clinton HP22 5ZF

Beautifully presented detached family home in a quiet, tucked away location with a sunny, south westerly facing garden.

## £710,000 Freehold









#### **The Property**

Situated in a private road serving just seven properties, this detached family home was built only 4 years ago and has been maintained to a very high standard by the current owners. The property comprises: entrance hall with excellent understairs storage, cloakroom/utility room, living room, study, superb kitchen/dining/family room with bi-fold doors leading out to the garden and integrated appliances including double oven, microwave, induction hob, extractor, fridge/freezer, dishwasher and wine fridge. To the first floor there is a master bedroom with fitted wardrobe cupboards and an en-suite shower room, three further double bedrooms (one with fitted wardrobe cupboards) and a well fitted family bathroom.

#### Outside

To the front of the property is an area of lawn with beech hedging and then a driveway to the side, providing off street parking in addition to the garage. To the rear, the garden enjoys a sunny south westerly aspect and a high degree of seclusion. There is a timber shed to the side of the house, a large paved patio, a good area of lawn and a play area to the rear with an additional paved seating area.

#### Garage 20' x 10'1

Light and power, car charging point, door to garden.



#### Additional Information

Council Tax Band: F / EPC Rating: B

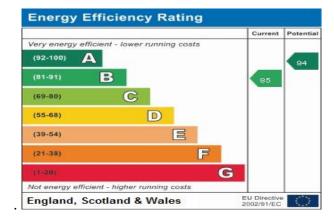
#### Location

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



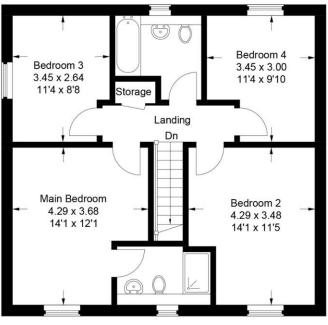


children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in 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.









**First Floor** 

## **Appletree Close**

Approximate Gross Internal Area Ground Floor = 70.0 sq m / 753 sq ft First Floor = 65.2 sq m / 702 sq ft Garage = 18.6 sq m / 200 sq ft Total = 153.8 sq m / 1655 sq ft

4 Chiltern Court, Back Street, Wendover, Bucks HP22 6EP

## T: 01296 621177

E: wendover@timruss.co.uk

### www.timruss.co.uk



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise are subject to contract. Floor and expelieves or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise are subject to contract. Floor and expelieves responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quote are subject to contract. Floor any expense incurred in viewing the same or any liability in respect of advection and respective. (4) They do not the sate responsible for any expense incurred in viewing the same or any liability.