



ASTON CLINTON ROAD, WESTON TURVILLE, AYLESBURY

PRICE £550,000

FREEHOLD

Three bedroom semi-detached home backing onto open fields, offering excellent access to the A41 and available with no upper chain. Well maintained throughout with fantastic potential, the property features a living room, family room, study, kitchen, utility and cloakroom. Upstairs offers three bedrooms and a wet room. Outside benefits include a garden, garage and driveway for multiple cars.



ASTON CLINTON ROAD

- THREE BEDROOM SEMI-DETACHED HOME
- BACKING ONTO OPEN FIELDS
- EXCELLENT ROAD LINKS TO THE A41
- NO UPPER CHAIN
- MULTIPLE RECEPTION ROOMS
- STYLISH KITCHEN
- GARAGE AND DRIVEWAY
- MODERN WET ROOM
- FANTASTIC POTENTIAL
- UTILITY AND DOWNSTAIRS CLOAKROOM



LOCATION

Weston Turville has a small selection of shops, several pubs with restaurants and an Ofsted-rated 'Good' C of E junior school. In addition there are rugby & golf clubs as well as a reservoir for sailing and angling. The nearby Holiday Inn provides a health club with a gym and swimming pool, with Aylesbury Town Centre offering more comprehensive shopping and grammar schools for boys and girls. Buckinghamshire is renowned for its state and private education (details from the local authority). Stoke Mandeville, Aylesbury and Wendover provide a train service to London Marylebone.

ACCOMMODATION

The accommodation begins with a welcoming entrance hall featuring stairs to the first floor and a useful storage cupboard. The living room is bright and inviting, boasting a large bay window and an electric fireplace as a focal point. To the rear, the family room provides a versatile space with bi-fold doors opening onto the garden, creating an ideal setting for entertaining. A lift is currently installed to suit the owner's needs. There is also a separate study, perfect for home working or additional reception space.

The modern kitchen is well-equipped with an inset electric hob, integrated double oven, and space for an American-style fridge freezer and dishwasher. A

separate utility room offers further space for appliances, including a washing machine and tumble dryer, along with additional storage. A convenient cloakroom completes the ground floor.

Upstairs, the first-floor landing provides access to the loft and leads to three bedrooms, with the main bedroom benefiting from built-in wardrobes. The accommodation is served by a modern wet room.

The property also benefits from having an air con system in the living room and main bedroom.

Externally, the enclosed rear garden features a patio area, lawn, a variety of shrubs and bushes, a pond and built-in planters, making it a pleasant outdoor space to relax or entertain. To the front, there is a gravelled driveway providing off-road parking for multiple vehicles, along with a garage equipped with light and power.

Overall, this is a well-maintained home in an excellent location, offering flexible living space and great potential to suit a variety of buyers.

ASTON CLINTON ROAD





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ADDITIONAL INFORMATION

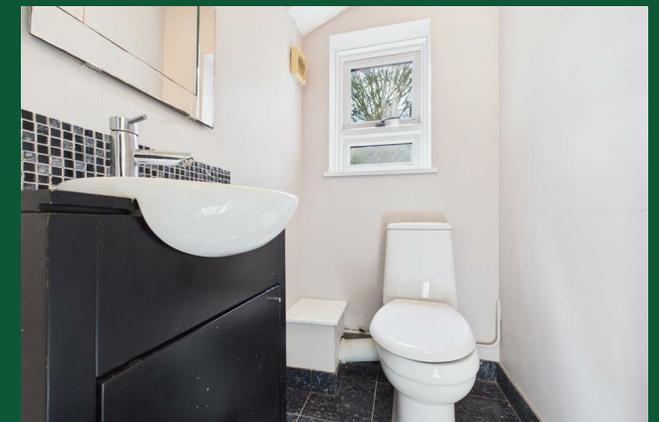
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

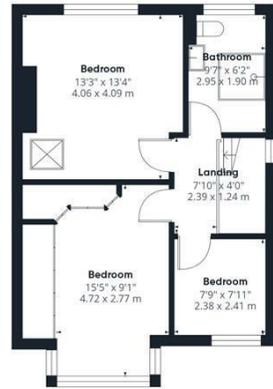
Floor Area – 1743.77 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1350 ft²
 125.5 m²

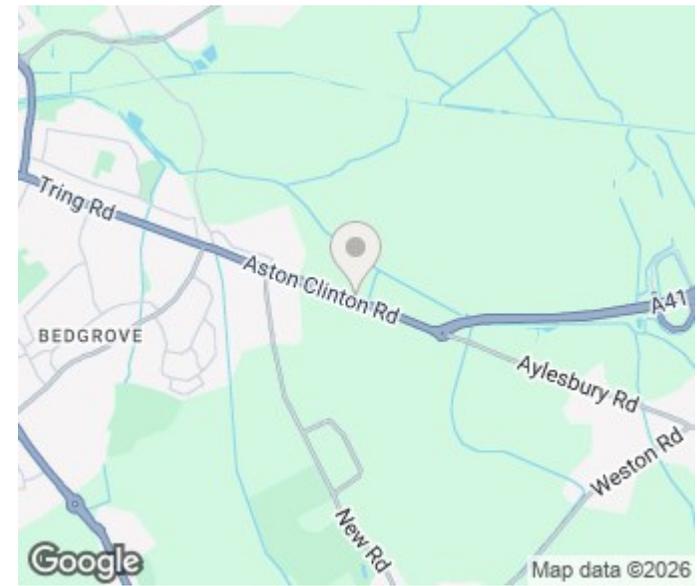
Reduced headroom
 15 ft²
 1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
 46 High Street
 Aylesbury
 HP20 1SE

01296 393 393
 info@georgedavid.co.uk
 www.georgedavid.co.uk

