



Hammond Street, Aston Clinton, Bucks, HP22 0AJ

 **Christopher Pallet**
Professional advice since 1973

**Hammond Street,
Aston Clinton,
Bucks,
HP22 0AJ**

**Offers Over £450,000
Freehold**

A modern, three bedroom semi detached home situated in a popular cul de sac location in the sought after village of Aston Clinton - available to the market in excellent order throughout and with a private enclosed garden.

The accommodation on offer comprises: entrance hallway, downstairs cloakroom, kitchen/dining room, sitting room, three bedrooms, family bathroom. There are front and rear gardens and driveway parking for two vehicles. A viewing of this property comes highly recommended.

Aston Clinton is a popular Buckinghamshire village with a County Combined school, Parish church, local shop with Post Office, several Public Houses, doctors and dentist. There is a wider range of recreational amenities, shopping, Grammar and Secondary schooling available in Aylesbury and comprehensive schooling in Tring. Mainline rail links are available at Wendover (approx. 3.5 miles), Stoke Mandeville (approx. 2.7miles), Chiltern line to Marylebone or Tring station (approx. 3 miles) to Euston.





A modern three bedroom semi detached home situated in this popular location and presented to the market in excellent condition throughout

On The Ground Floor

The front door leads to a welcoming entrance hallway with stairs rising to the first floor and doors leading to all ground floor rooms, including a useful downstairs cloakroom. The kitchen/dining room is located at the front of the home and has a range of built in eye and base level units providing storage, with worktops over. There are integrated appliances and a window to the front aspect. The sitting room over looks the rear garden and benefits from patio doors and a window to the rear garden.

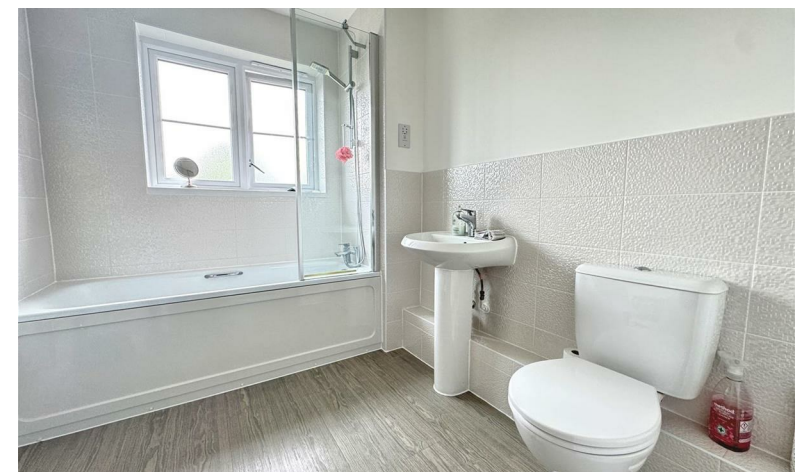
On The First Floor

The landing provides access to the loft space, there

is a storage cupboard and doors leading to all first floor level rooms. There are two double bedrooms and a single, all served by a family bathroom with three piece white suite and window to the rear aspect.

Outside

A garden to the front of the property is laid to lawn with a pathway leading to the front door and a driveway to the side provides parking for two vehicles. The private enclosed rear garden has a patio area leading to the lawn and has a wooden garden shed.



Directions

On entering Aston Clinton from Aylesbury along the A41 turn right into Weston Road. Hammond Street is the fourth turning on the right and the property can be found on the right hand side.

Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Viewing and Contact Details



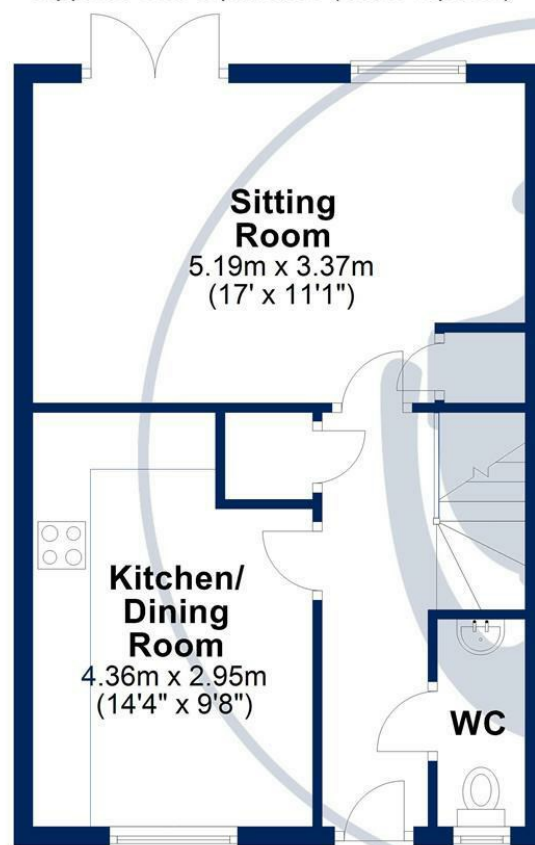
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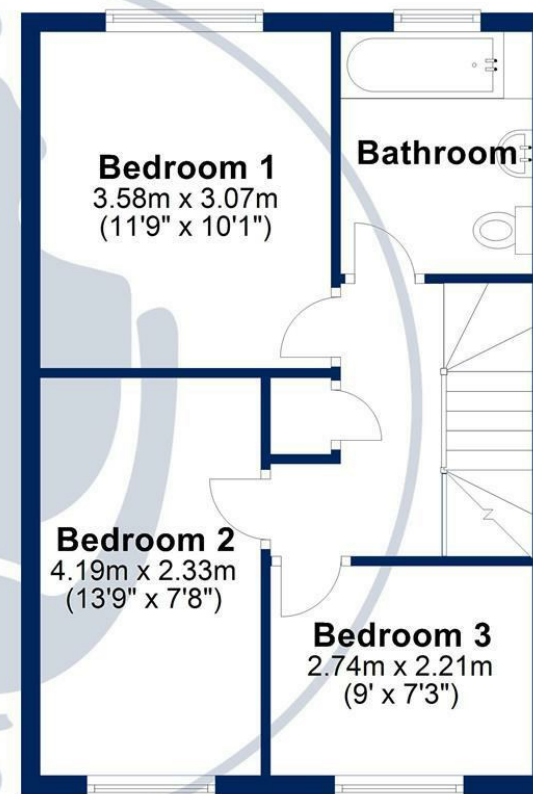
Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)
For illustration purposes only - not to scale



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