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4 Brackley Close, Aston Clinton, HP22 5JQ

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Offers In Excess Of £460,000

- THREE BEDROOM FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY and GARAGE
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- APPROX.6 YEARS OLD
- VILLAGE LOCATION
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VITUAL TOUR

This home offers a harmonious blend of modern living and family friendly amenities in an immaculate condition. Nestled within a desirable village location, it provides both convenience and a strong sense of community, making it ideal for families.

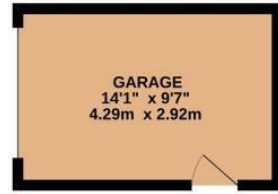
Upon entering, the ground floor welcomes you with a spacious lounge. This bright room features double patio doors leading to the rear garden. The heart of the home is the open-plan kitchen and dining area. It boasts contemporary light gloss cabinets with sleek silver handles, wood-effect laminate countertops, and modern integrated appliances, including a stainless steel gas hob with an extractor hood and a double electric oven. A stainless steel sink is positioned beneath a window. A convenient W.C. completes the ground floor.

Ascending to the first floor, you'll find two well proportioned bedrooms. Both providing a bright and airy space. The family bathroom on this floor is elegantly appointed with white fixtures, including a toilet, pedestal sink, and a bathtub with a handheld shower attachment.

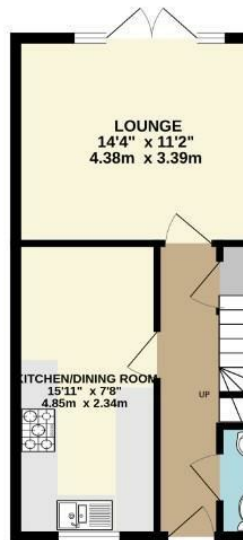
The second floor unveils a stunning master suite This room features an angled ceiling and a dormer window that floods the space with natural light. A built-in wardrobe provides ample storage, while the en-suite bathroom offers a walk-in shower with a glass enclosure, white tiled walls, a toilet, and a pedestal sink.

Externally this property benefits from driveway parking and a garage. The rear enclosed garden is mainly laid to lawn with a patio area, with gated access to the driveway.

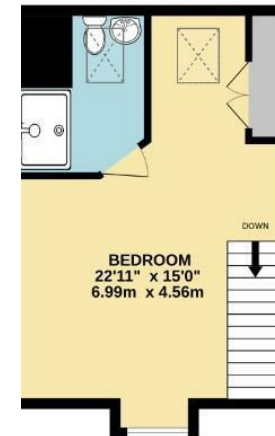
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

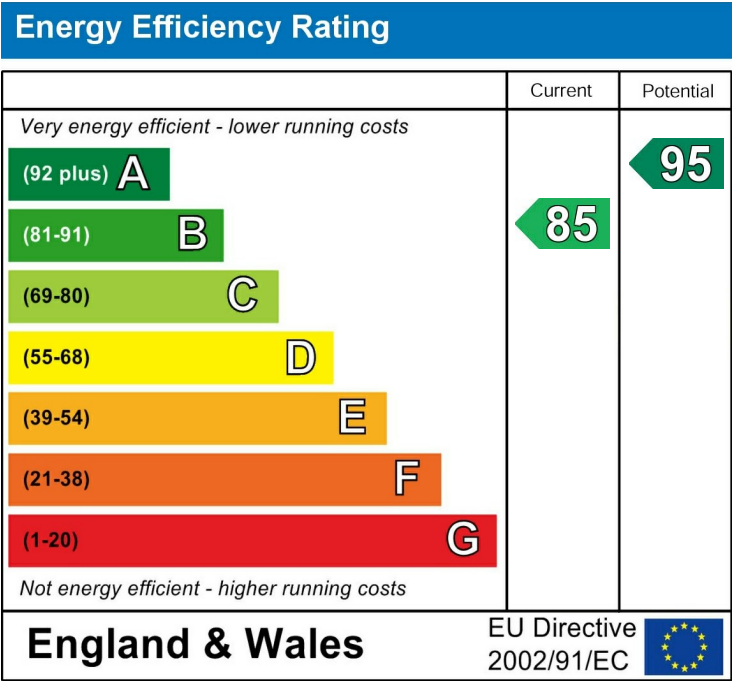
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Location

This property benefits from a great location with excellent nearby schools, including Aston Clinton Preschool and Aston Clinton School. Daily amenities, like a Budgens supermarket and Shell petrol station, are within walking distance. For dining, The Rothschild Arms offers a traditional pub, and The Oak provides a cozy setting with a beer garden. Transportation is convenient, with bus stops nearby and Stoke Mandeville train station just 3.5 km away for commuters.

Agent Notes

We have been informed via the current vendor, the service charge is £400 per year.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





