



Rothschild Avenue, Aston Clinton AYLESBURY HP22 5LY



Tastefully presented throughout and in excellent condition, the house welcomes you with a neat front garden and a charming pathway leading to the entrance. Step into a practical porch-ideal for stowing coats and shoes-before entering a generous, open plan living and dining room, perfect for relaxing or entertaining in comfort. To the rear, the kitchen has been recently refitted to a very high standard, offering contemporary units and sleek integrated appliances to make everyday living a delight. Upstairs, two well-proportioned double bedrooms and a newly re-fitted shower room provide comfortable and modern accommodation. The property features gas central heating and double glazing, ensuring warmth and efficiency year-round. Outside, the private and low maintenance rear garden provides a secluded spot for morning coffee, summer barbecues, or quiet relaxation. A rear gate leads to a garage in a nearby block, providing secure parking and additional storage.

Location

Residents benefit from a peaceful setting with everything on the doorstep. Within easy walking distance are welcoming gastro pubs, cafés, local shops, the village park with its woodland and play area-perfect for families or dog owners-and essential services such as a doctor's surgery, pharmacy, and dentist. The vibrant market towns of Tring and Wendover are only three miles away, offering even more amenities and direct train links to London Euston and Marylebone, ideal for commuters.

This delightful home combines modern comfort with village charm in a wonderfully convenient location. Arrange a viewing today to fully appreciate all that this property and the local area have to offer.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





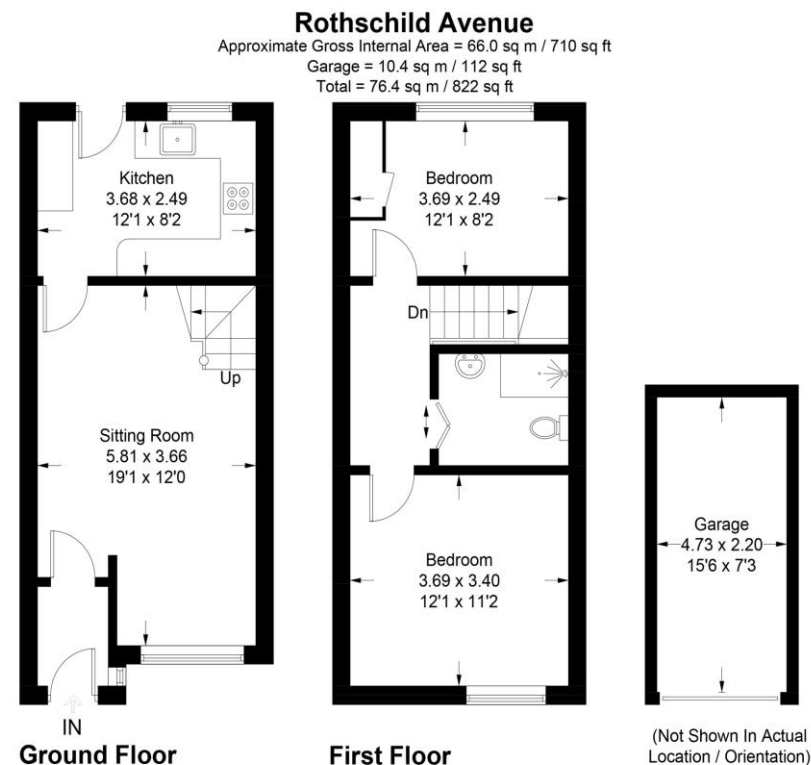
welcome to
Rothschild Avenue, Aston Clinton
AYLESBURY

- Two bedrooms
- Living/dining room
- Shower room
- Garage in block
- No onward chain

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price
£325,000

Located in the heart of sought-after Aston Clinton, this superb two-bedroom terraced house sits in a prime position just moments from an array of village amenities.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1324131)

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Property Reference:
TRG109010 - 0002

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01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk