



Chapel Drive, Aston Clinton AYLESBURY HP22 5EN



This lovely two double bedroom home is offered in excellent presentation and, being built only nine years ago benefits from modern fittings and is still under warranty, meaning peace of mind and low maintenance living. A very appealing energy rating B suggests you should expect very good efficiency and heating economy.

The accommodation briefly comprises: entrance hall, w/c, fitted kitchen, living/dining room, two double bedrooms and a family bathroom. There is a front garden and driveway to the side, and gated access to the rear garden which is mainly lawn with a paved patio.

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.

Location

The house is located in a peaceful setting close to the centre of the village and just a stone's throw from play parks and countryside walks. Just a short stroll away, is The Oak; a traditional thatched family pub/restaurant, and within easy walking distance you will find the village store and post office, The Bell Inn, primary school, church, cricket club, Aston Park (excellent for dog walks) with play area, café, five a side football pitch and allotments. There is a petrol station, doctors surgery, dentist and pharmacy. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone). The property also falls within the catchment area for the highly sought after Grammar Schools in Aylesbury.

Agents Note

Thrive Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share plus the remaining 60% share of the property from Thrive Housing Association. The advertised price is for the 100% Freehold. Service Charge is £30 pcm. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability





welcome to Chapel Drive, Aston Clinton AYLESBURY

- EPC rating B
- Sought after Buckinghamshire village close to amenities
- Remainder of New Build warranty
- Driveway for two cars
- Two double bedrooms

Tenure: Leasehold EPC Rating: B

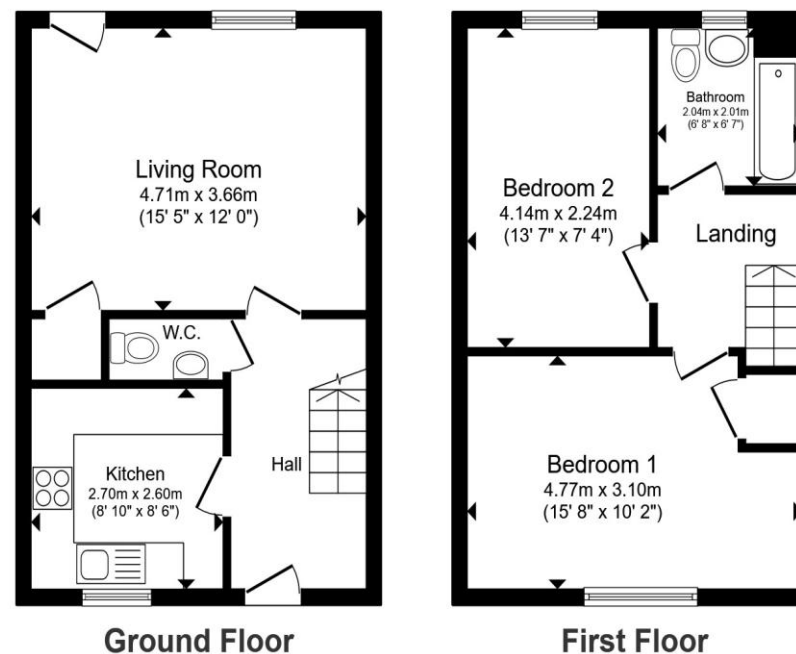
Council Tax Band: C Service Charge: 360.00

Ground Rent: 259.44

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£410,000

A rare opportunity to purchase a superb, modern two bedroom semi-detached home. The property is beautifully presented and still under warranty.



Total floor area 68.4 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Reference:
TRG109141 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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