

# 3 Bedroom Detached BUNGALOW

4 Sunnybrook Close, Aston Clinton  
Aylesbury HP22 5ER



**£750,000**

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# LOCATION

Nestled between the market towns of Tring and Wendover the picturesque and historic village of Aston Clinton sits at the foot of the Chiltern Hills.

The property falls within catchment for the sought-after John Colet Secondary School and the Tring School is nearby. The local area offers a great selection of country pubs, restaurants and village stores whilst larger scale shopping is available

## THIS HOME FEATURES

THREE DOUBLE  
BEDROOMS  
DETACHED  
PRIVATE ROAD  
DOUBLE GARAGE  
NO UPPER CHAIN  
BUNGALOW  
RECENTLEY REDECORATED

close by in Tring or Aylesbury. With the nearby Wendover Woods, passing Grand Union Canal, and countryside walks Aston Clinton comfortably lives up to its reputation of being an area of outstanding natural beauty.



# LIVING AREA

## 3

### BEDROOMS

*The property offers three double bedrooms. The master bedroom and second bedroom both benefit from built in wardrobes.*

### BATHROOMS

*The family bathroom comprises of a low level w/c, wash hand basin set in vanity unit, panel bath, corner shower cubicle and heated towel rail. The en-suite to master comprises of a low level w/c, wash hand basin set in vanity unit, double shower and heated towel rail. Both bathrooms are fully tiled.*

### LIVING

*The property benefits from a large living room with bay window to the front aspect and French doors out to a patio seating area as well as a dining area with pass through to the kitchen.*

### COOKING AND EATING

*The kitchen has a range of storage units at base and eye level, 5 ring gas hob with hood over, single bowl sink and drainer, fridge freezer to remain, integrated double oven and dishwasher, island and French doors to the garden. The property also has a utility room with a single bowl and drainer sink and space for a washing machine.*





# PROPERTY SUMMARY

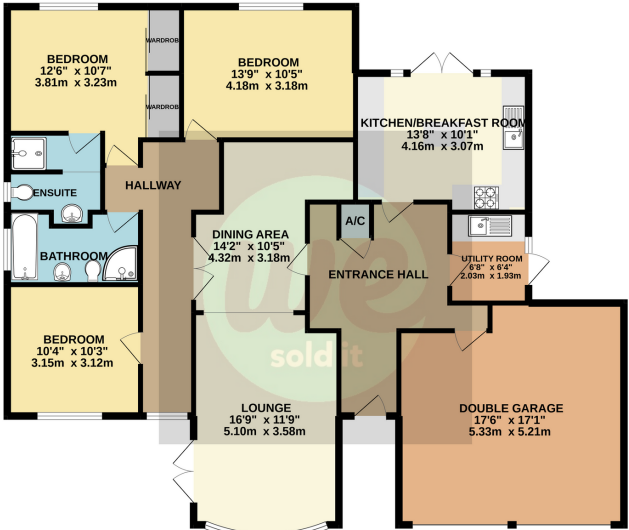
*We Sold It are pleased to present this three double bedroom bedroom detached bungalow located in a secluded private road in the popular Buckinghamshire village of Aston Clinton. This property is presented in excellent condition and must be viewed to be appreciated. Property comprises entrance hall, lounge, dining area, kitchen/ breakfast room, utility room, three double bedrooms, family bathroom, en-suite, double garage, rear garden and driveway parking. NO UPPER CHAIN*





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sample



## Outside

The rear garden is mainly laid to lawn with a patio seating area, planted borders and mature trees and an outside tap. The front garden is mainly laid to lawn with a further patio seating area.

## Parking

The property benefits from a double garage with power and light along with driveway parking to the front.

## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

