



**Green End Street, Aston Clinton, Buckinghamshire, HP22 5JE**



**Green End Street,  
Aston Clinton,  
Buckinghamshire,  
HP22 5JE**

**Guide Price £500,000  
Freehold**

Christopher Pallet Estate Agents are delighted to present this exceptional semi-detached family home, situated on Green End Street in the highly sought-after village of Aston Clinton.

Exceptionally well presented throughout, this charming property has been extended to the rear, creating a stunning open-plan kitchen and family room, an ideal space for entertaining and everyday living. The well-appointed accommodation comprises an inviting entrance hallway, a cosy sitting room featuring an open fireplace, and a spacious kitchen/family room that seamlessly connects to the private rear garden. Upstairs, there are two generous double bedrooms and a contemporary bathroom. A well maintained, south-facing garden offers an excellent outdoor retreat, while the driveway at the front provides convenient off-road parking for two vehicles.

Aston Clinton is a medium-sized village with a County Combined school. There is a Parish church, local shop with Post Office and several Public Houses and restaurants, doctors, dentist and social centre called The Hub with eating and sports facilities. There is Grammar and Secondary schooling available in the County Town of Aylesbury and comprehensive schooling in Tring. Commuter mainline rail links are available at Wendover (approximately 3.5 miles), Chiltern line to Marylebone or Tring station (approximately 3 miles) which gives access to Euston. The A41 provides speedy and easy access to the M25 and motorway links.







Exceptionally well presented throughout, this charming property has been extended to the rear, creating a stunning open-plan kitchen and family room

### On The Ground Floor

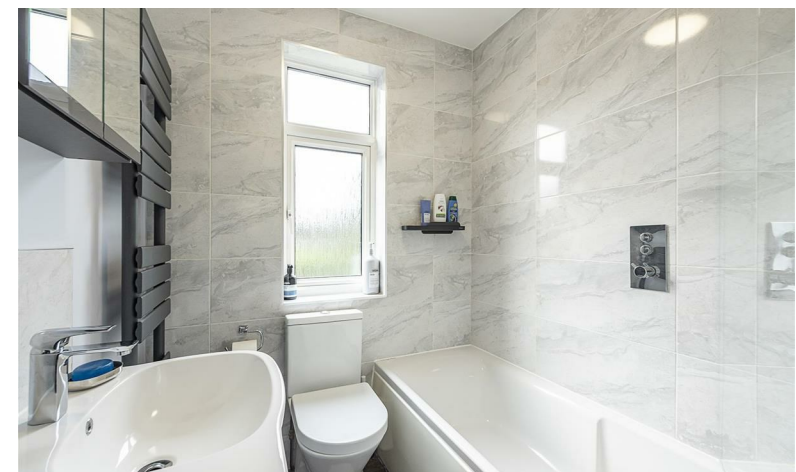
The front door opens into a welcoming entrance hallway, where stairs rise to the first floor and a convenient downstairs toilet is neatly tucked away. At the front of the home, the elegant sitting room features a charming open fireplace and a large bay window, filling the space with natural light. The rear extension has transformed the property, creating a stunning open-plan kitchen, family, and dining area—the true heart of the home. The kitchen is beautifully appointed with a range of fitted units, integrated appliances, granite worktops, and a stylish breakfast bar. A cosy seating area around the feature fireplace offers a perfect spot to relax, while the spacious dining area enjoys direct access to the rear garden through bifold doors.

### On The First Floor

The landing provides access to the loft space and leads to the first-floor rooms. There are two generously sized double bedrooms, both offering ample space and natural light. Completing the floor is a stylish, modern bathroom, fitted with a sleek three-piece suite.

### Outside

To the front, a driveway provides off-road parking for two vehicles and benefits from gated side access. The generous rear garden enjoys a desirable south-facing aspect, featuring a patio seating area directly adjacent to the house, perfect for outdoor dining and leading onto the lawn.





## Directions

Heading into the village from the Tring direction, turn right by the Bell Inn into Green End Street and the property is located on the left 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		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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

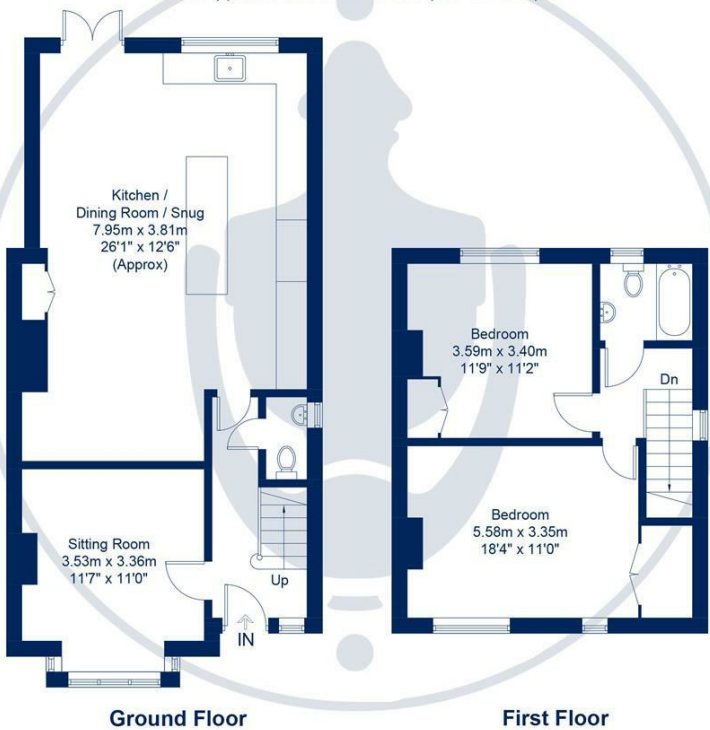


**Christopher Pallet**  
8 High Street  
Wendover  
Buckinghamshire  
HP22 6EA

wendover@christopherpallet.com  
www.christopherpallet.com

## Green End Street

Total Approx. Floor Area 1087 sq ft / 101.0 sq m



All measurement of walls, doors, windows and fittings and appliances including their size and location, as shown as standard sizes and therefore cannot be regarded as a representation by the seller.



**Christopher Pallet**  
Professional advice since 1973