



Barker Lane, Aston Clinton, Bucks, HP22 5XF

 **Christopher Pallet**
Professional advice since 1973

**Barker Lane,
Aston Clinton,
Bucks,
HP22 5XF**

**Guide Price £450,000
Freehold**

This modern three-bedroom semi-detached home, built in 2018 by Bellway Homes, offers a comfortable and stylish living space perfect for young families. The current owners present the property in excellent order throughout. With a spacious layout and quality finishes, it's ready for you to move in and enjoy.

The property features a welcoming entrance hall, a convenient cloakroom, a spacious sitting room, and a bright kitchen/diner ideal for family meals. Upstairs, there's a master bedroom with ensuite, two additional bedrooms, and a family bathroom. Outside, you'll find a lovely garden and off-road parking. Early viewing is recommended to avoid missing out on this fantastic home.

Aston Clinton is a popular Buckinghamshire village with a County Combined school, Parish church, local shop with Post Office, several Public Houses, doctors and dentist. There is a wider range of recreational amenities, shopping, Grammar and Secondary schooling available in Aylesbury and comprehensive schooling in Tring. Mainline rail links are available at Wendover (approx. 3.5 miles), Chiltern line to Marylebone or Tring station (approx. 3 miles) to Euston.





A modern three bedroom semi detached home situated in this popular location and presented to the market in excellent condition throughout

On The Ground Floor

The front door opens to the entrance hall with a cloakroom and door to the sitting room. This spacious room has stairs rising to the first floor with storage cupboard under, window to front and door through to the kitchen/diner. Another generous room with double doors opening to the rear garden. The kitchen has a range of cupboards and drawers providing ample storage, built in appliances, sink unit with side drainer and wood flooring

On The First Floor

The landing provides access to all first floor rooms as well as the loft space. The main bedroom has both a storage cupboard and the airing cupboard, there is a window to the rear and an ensuite shower. The second

double bedroom has a window to the front and the third bedroom, currently used as an office also over looks the front. The family bathroom has a white three piece suite with a heated towel rail.

Outside

The front garden is shingled, has planted shrubs and a pathway to the front door. The rear garden has a patio area adjacent to the house, which leads to the lawn enclosed by wooden fencing and there is gated side access. A driveway to the side of the house provides parking for two vehicles.

Agent Notes:

- The property is subject to an estate management charge.




Directions

On entering Aston Clinton from Aylesbury along the A41 turn left in to Twitchell Lane then left into Green end street. Right into Chapel Drive. Follow the road round to the left and Barker Lane is on the left.

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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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

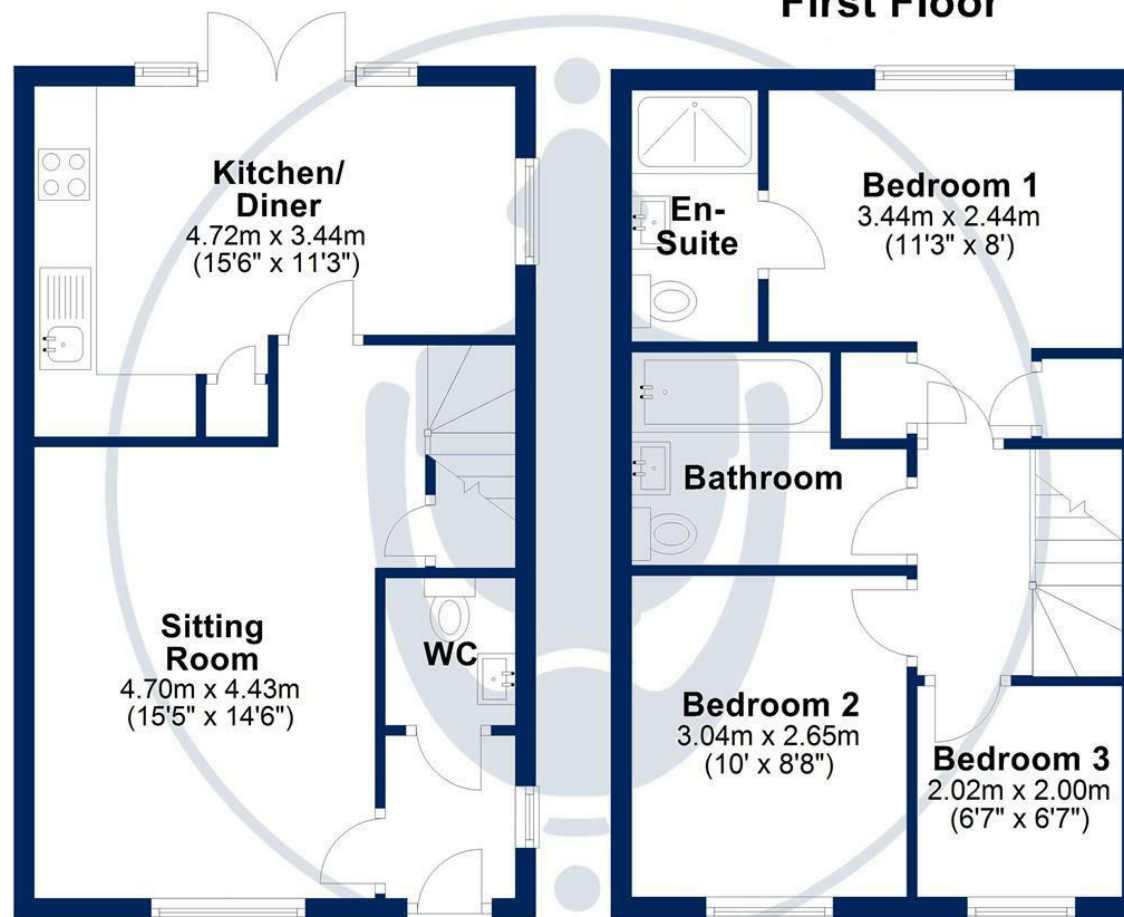


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Ground Floor



Total area: approx. 73.6 sq. metres (792.1 sq. feet)

For illustration purposes only - not to scale



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