



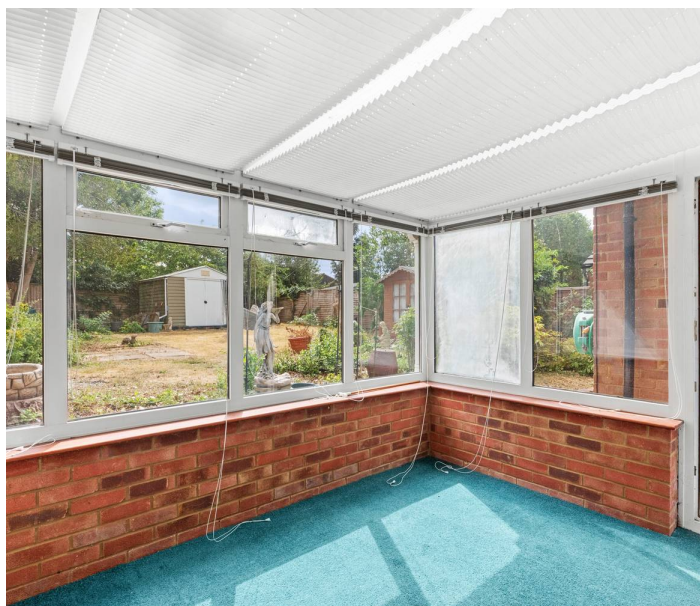
Putnams Drive, Aston Clinton
£495,000



- Detached Two Bedroom Bungalow Offering Rare Privacy & Independence
- Highly Desirable Aston Clinton Location
- Excellent Access to Aston Clinton Village Amenities, Aylesbury & Surrounding Countryside
- Excellent Scope to Extend & Enhance, Subject to the Necessary Planning Permissions
- Attractive & Well-Maintained Front Garden Providing Excellent Kerb Appeal
- Driveway & Garage Offering Secure Parking & Valuable Additional Storage
- Bright & Versatile Conservatory Providing a Wonderful Additional Living Space

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- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: E

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.

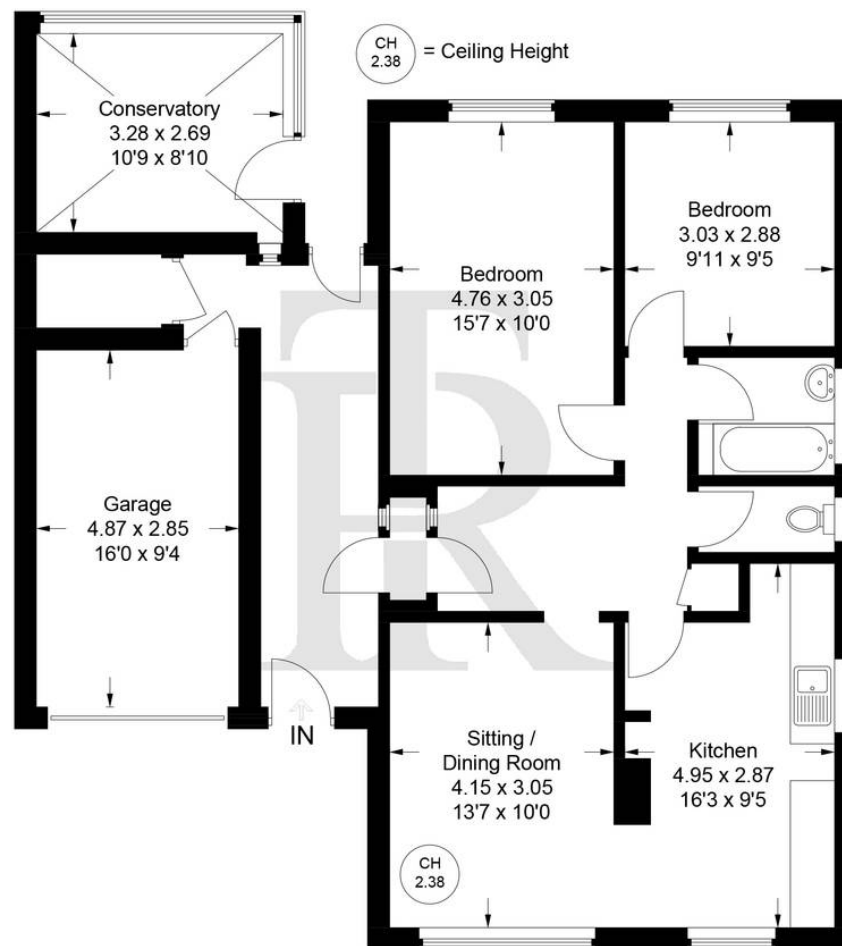


This attractive two bedroom detached bungalow presents a rare and exciting opportunity to acquire a home with excellent potential in the highly desirable setting of Aston Clinton. Positioned within a quiet and established residential area, the property is conveniently located for Aston Clinton village amenities, Aylesbury and the surrounding countryside. The well-proportioned single-level accommodation comprises a welcoming entrance hall, generous living room and bright conservatory overlooking the garden. Both bedrooms are comfortable and well proportioned, while the existing layout offers an excellent foundation for modernisation and improvement. The property is now in need of updating and modernisation throughout, providing an exciting opportunity for a new owner to create a home tailored entirely to their own tastes and requirements. There is also excellent scope to extend and enhance the existing footprint, subject to the necessary planning permissions.

The property is further complemented by an attractive front garden, providing excellent kerb appeal and a welcoming approach, together with a generous driveway offering ample off-road parking and access to the garage. Outside, the bungalow boasts a private and established rear garden, providing an excellent space for outdoor relaxation, entertaining or gardening. Mature planting and established borders create a tranquil setting with a good degree of privacy. The garage offers valuable additional storage, workshop or hobby space, while the generous plot provides further scope for enhancement.

Offering the rare combination of a detached bungalow, generous gardens, excellent parking and significant potential for modernisation and extension, this is an ideal opportunity for buyers looking to put their own stamp on a property and create something truly individual. Early viewing is highly recommended to appreciate the potential this property offers.





Putnams Drive, HP22 5

Approximate Gross Internal Area = 95.7 sq m / 1141 sq ft (Including Garage)

Conservatory = 9.2 sq m / 99 sq ft

Total = 104.9 sq m / 1240 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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