



Little Green, Aylesbury Road, Aston Clinton,  
Buckinghamshire, HP22 5AQ



Three bedroom home  
Plot: 46

A carefully designed home with a separate living/dining room with space for home working. The main bedroom has an ensuite and there is parking.

Total internal area:  
1035 sq ft | 96.2 sq m

CGI's are indicative only



Ground Floor

First Floor

Ground Floor

|                    |               |               |
|--------------------|---------------|---------------|
| <b>Kitchen</b>     | 5.30m x 2.78m | 17'5" x 9'2"  |
| <b>Living Room</b> | 4.89m x 4.01m | 16'4" x 13'2" |
| <b>Dining Room</b> | 3.18m x 2.70m | 10'5" x 8'10" |

First Floor

|                  |               |              |
|------------------|---------------|--------------|
| <b>Bedroom 1</b> | 4.66m x 2.89m | 15'4" x 9'6" |
| <b>Bedroom 2</b> | 3.88m x 2.89m | 9'6" x 12'9" |
| <b>Bedroom 3</b> | 3.00m x 2.00m | 9'10" x 6'7" |

\* Driveway to plot 46

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. ☐ denotes sky light. W denotes wardrobe. S denotes storage. AC denotes airing cupboard. W/S denotes workstation. E/S denotes ensuite. (h) denotes handed floor layout. Please contact sales consultant for more information.

For more information please call 01628 673046 or shanlyhomes.com

