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# Temptation comes in many forms...

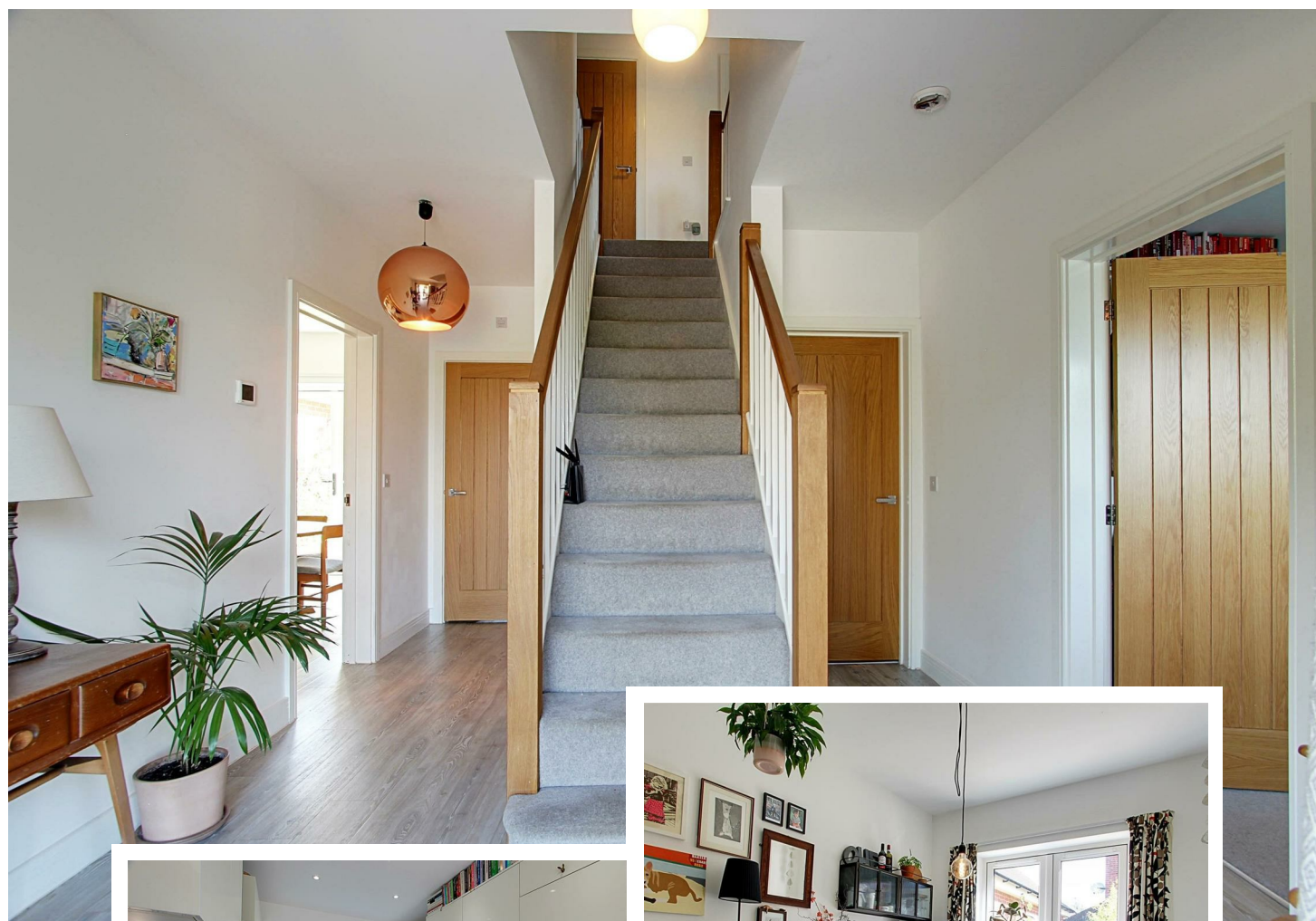


# Aston Clinton

OFFERS IN EXCESS OF

£700,000

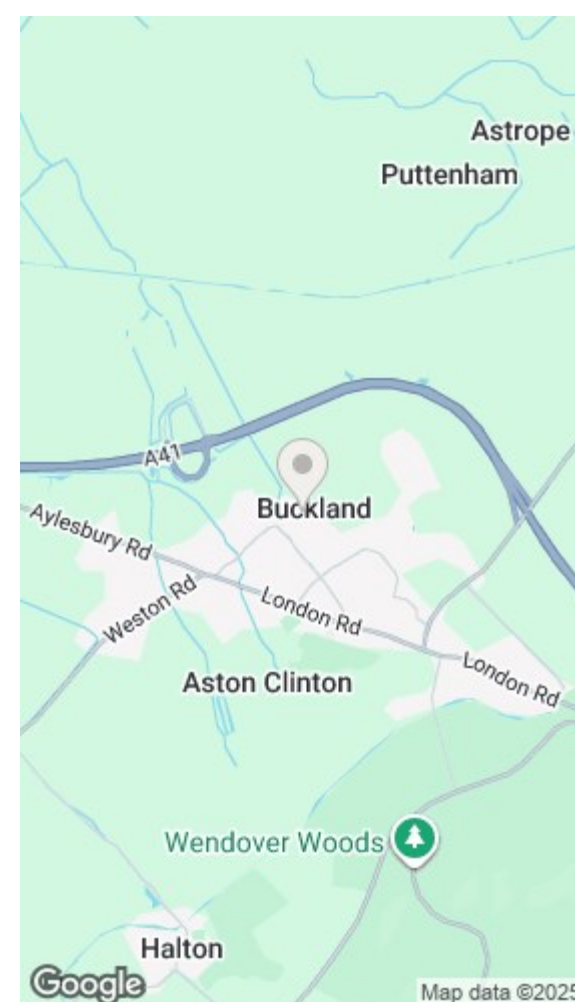
An excellent chance to purchase a well presented double fronted detached family home in a sought after location in the heart of Aston Clinton with open plan kitchen/dining room complimented by a separate utility room, two further reception rooms, four good size bedrooms and two bathrooms. Driveway, detached garage and Southerly facing garden.



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Total area: approx. 146.6 sq. metres (1577.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Measuring approximately 1,500 sq ft and located in a wonderful position close to amenities.



#### Ground Floor

A large reception hallway welcomes your in to the property. Centrally located is the staircase which rises to the first floor. To the right hand side a door opens to a reception room which could be used as a dedicated dining room, family room or even home office depending on your requirements. A second door on the right hand side opens to the principal reception room which is dual aspect with a window to the side and French doors opening to the rear garden. From the entrance hall there is a door to the utility room and a door to the cloakroom. A door to the left hand side then leads you to the open plan kitchen/dining room which has French doors to the rear and a window to the front. Natural light floods this space with the kitchen area being comprehensively fitted with a range of base and eye level units and several integrated appliances.

#### First Floor

A spacious first floor landing area has doors opening to all four bedrooms and to the family bathroom which is fitted with a white four piece suite to include a separate bath and separate shower cubicle. The principal bedroom has the benefit of both a range of fitted wardrobes and an en-suite shower room. The three remaining bedrooms also have fitted wardrobes.

#### Outside

There is a low level hedge enclosing two garden areas laid to lawn at the front of the property with two specimen trees either side of the footpath leading to the front door. To the side is a driveway providing tandem parking and leading to the detached garage with metal up and offer door and courtesy door opening to the rear garden. There is a good size flagstone patio area to the rear and side of the property while the main portion of the fully enclosed garden is laid to lawn. The rear garden also has the benefit of a Southerly facing aspect.

#### The Location

Aston Clinton is set within picturesque countryside at the foot of the Chiltern Hills. The spiritual home of Aston Martin, this popular village has four public houses, a tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

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#### Leisure Pursuits

For family fun, Go Ape Wendover is full of award-winning outdoor adventure activities and breath taking scenery. You can splash out at Aqua Vale Swimming & Fitness Centre and discover the exciting facilities of Vale Park Aylesbury. For more peaceful surroundings, visit the country house retreat of Waddesdon Manor or play a relaxing round on the stunning 18-hole course at Chiltern Forest Golf Club, set in an area of outstanding natural beauty.

#### Transport Links

Aston Clinton is a haven for commuters thanks to its close proximity to major rail and road links. The nearest station is just under three miles away at Stoke Mandeville, or Wendover four miles away, both on the Chiltern Line, while Tring Station is some six miles from the village on the Birmingham New Street Line. Stoke Mandeville runs direct trains to London Marylebone in under an hour and the Tring to London Euston journey is approximately 35 minutes. Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1, junction 8 in Hemel Hempstead. Regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted are available from London Road too. The international gateway of London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive, making Hammond Street a highly desirable destination both for business and leisure.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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