



www.sterlinghomes.co.uk

Ting, Wendover,  
Aylesbury & Villages:  
01442 828 222  
Berkhamsted Select  
& Country Homes:  
01442 879 996  
Property  
Management  
01442 822 210  
Kings Langley, Abbots  
Langley & Watford:  
01923 270 666

Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
Contact us for a **free valuation**  
and let's see if we can **tempt** you!

# Temptation comes in many forms...



Aston Clinton  
OFFERS IN EXCESS OF £395,000



# Aston Clinton

OFFERS IN EXCESS OF

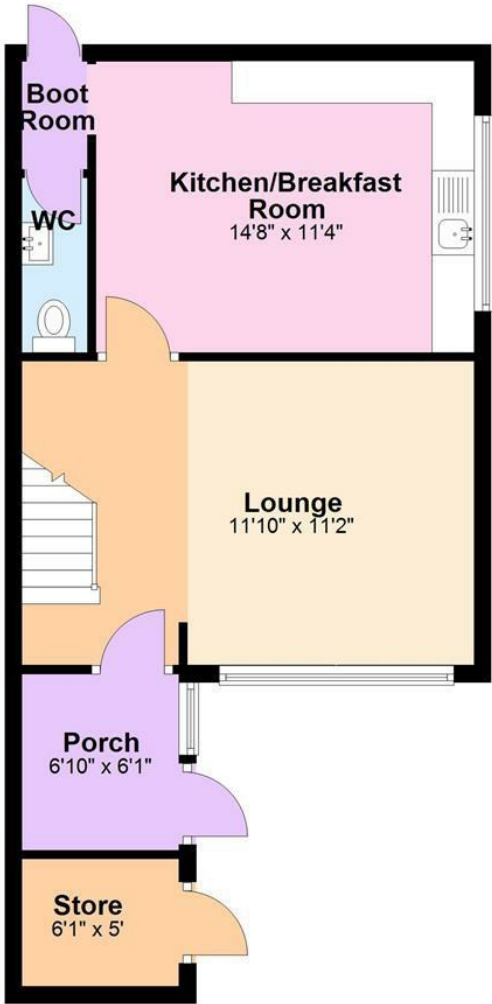
£395,000

We are delighted to give potential buyers the chance to purchase this refurbished semi detached home in a sought after village close to all amenities and with wonderful countryside views to the rear. The property boasts a good size open plan kitchen/diner, separate living room, ground floor cloakroom three bedrooms and family bathroom. Driveway to the front and low maintenance gardens to the rear.

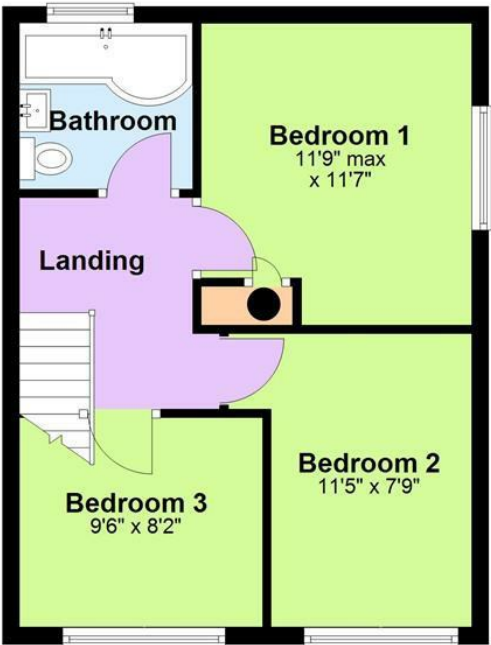


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

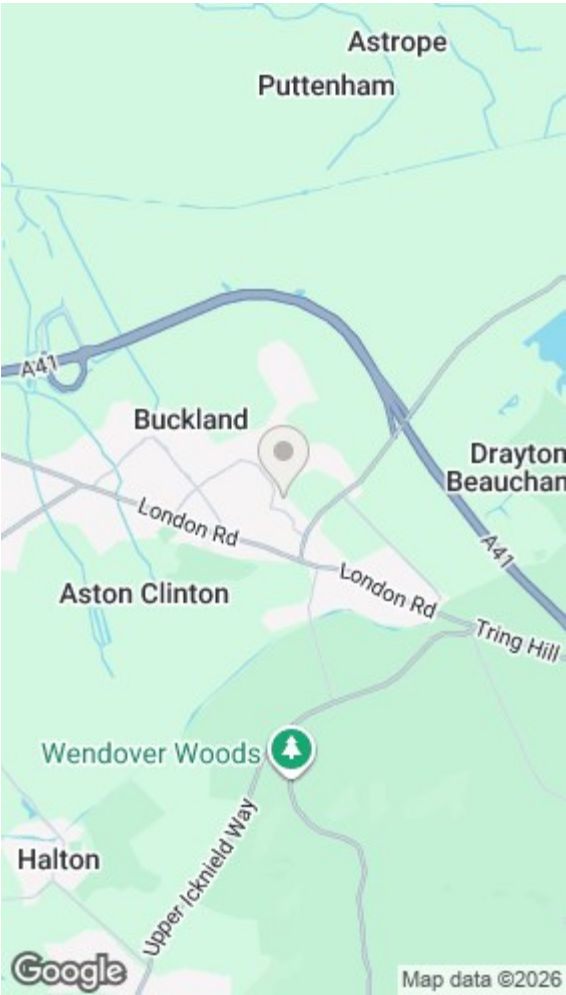
**Ground Floor**  
Approx. 489.7 sq. feet



**First Floor**  
Approx. 413.4 sq. feet



Total area: approx. 903.1 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) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	









Sold with a complete upper chain and refurbished throughout.



**Ground Floor**  
You are welcomed into the property via the spacious entrance porch which gives ample space for the storage of bags, shoes and coats etc. From here a door opens to the inner hallway where stairs rise to the first floor. A light and airy room with full to ceiling windows to the front the living room also has antique style flooring and a door which opens to a large kitchen/dining room which has a window to the side and has been refitted with a good range of base and eye level units which incorporate drawers and work tops. From here there is an opening to a rear lobby/boot room which has a door opening to the rear garden. A useful ground floor cloakroom with low level wc and wash basin completes this level.

**First Floor**  
The landing area has a hatch opening to the part boarded attic space and doors to all three well proportioned bedrooms and to the refitted family bathroom which has a fitted kidney shaped bath with shower and screen over and a vanity unit with wash basin and wc inset. Two of the bedrooms over-look the front of the property while the principal bedroom overlooks the rear where there are far reaching views over the countryside directly to the rear of the property.

**Outside**  
An extensive hardstanding driveway to the front of the property provides ample parking and puts the property in a set back position. There is a good size brick built outhouse at the front and gated pedestrian access to the rear garden. There are two sections to the rear garden with one area laid to flagstone patio and the second area with raised timber deck. The garden is exceptionally low maintenance and is also fully enclosed by fencing.

**The Location**  
Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location for the latest luxury development of exclusive family homes. Sought after by families; the area offers the envied grammar school education system, providing a wide choice of local senior schools including the Sir Henry Floyd Grammar School, Aylesbury High School for girls and Aylesbury Grammar School for boys. There is also a number of local primary schools.

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

**Village Ambiance**  
Whilst retaining its traditional village atmosphere and providing local convenience shopping, Aston Clinton is also well connected for those travelling further afield. The town of Wendover is within a short driving distance and offers a range of specialist shops, banks, cafes, restaurants, boutiques and Metro style supermarkets. The towns of Tring and Aylesbury are also within reach providing a choice of department and superstores. There is a host of historic country pubs and inns around the area, with restaurants offering cuisines to suit most tastes. Aston Clinton itself boasts a wide range of popular cuisine at The Bell, which is within walking distance of The Chilterns.

**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. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)