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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

GUIDE PRICE £325,000

# Aston Clinton

GUIDE PRICE

£325,000

A spacious two bedroom home situated in a no through road position in the very heart of this ever popular village. Viewing comes highly recommended.

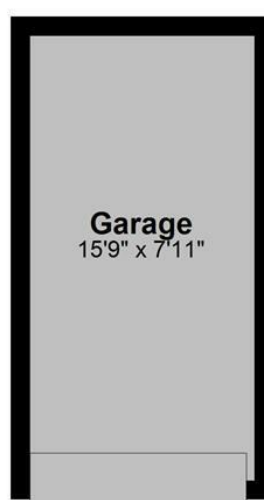
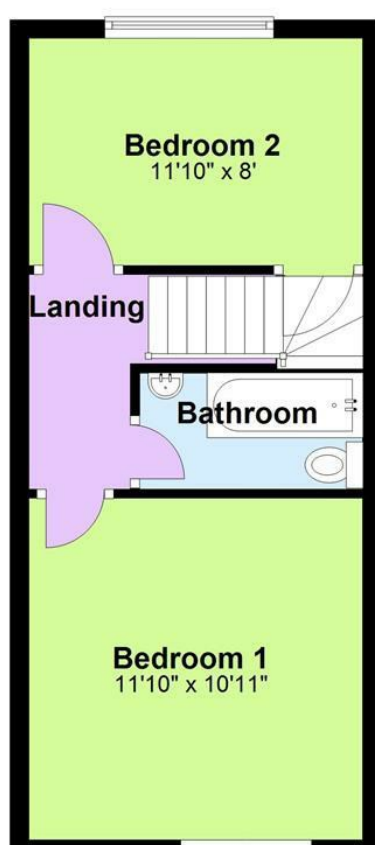


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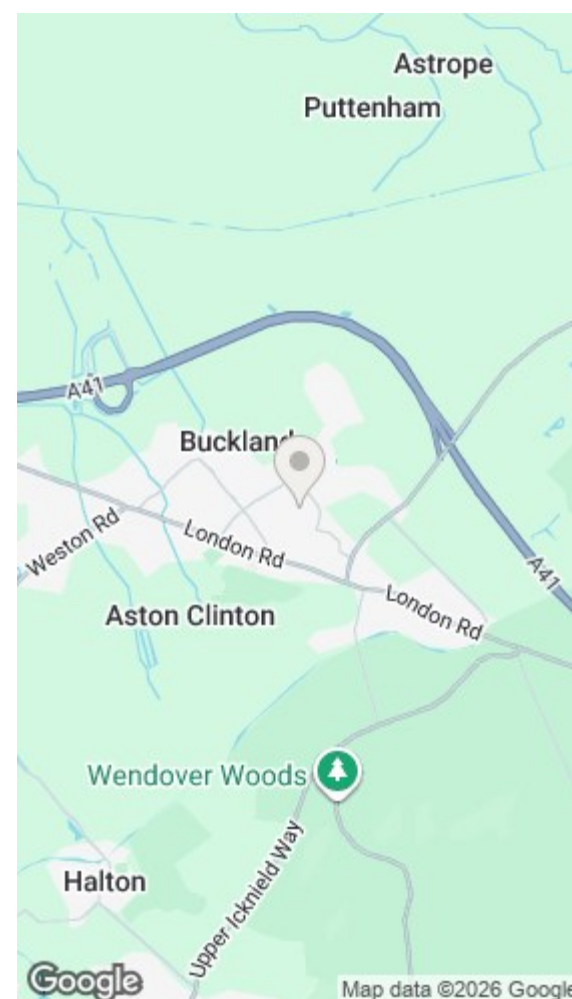
**Ground Floor**  
Approx. 348.6 sq. feet



**First Floor**  
Approx. 459.9 sq. feet



Total area: approx. 808.5 sq. feet



| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
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England & Wales EU Directive 2002/91/EC



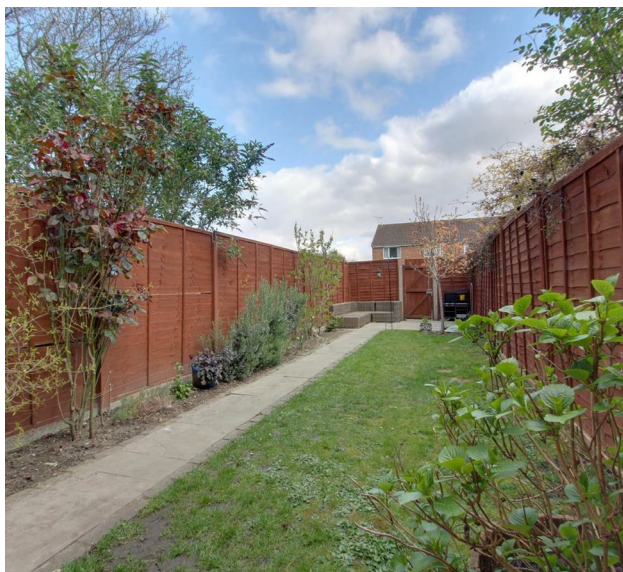
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**A TWO DOUBLE  
BEDROOM HOME  
WITH GARAGE AND  
PARKING**



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**The property**  
A good size two double bedroom freehold house in the heart of Aston Clinton benefiting from good size rear garden and garage. Comprising entrance lobby, lounge, kitchen, two double bedrooms, modern bathroom, double glazing, gas central heating, private good size rear garden. garage to the rear of the property, close to local village amenities.

**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.

**Village Ambience**  
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 Notes 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.



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