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# Temptation comes in many forms...



Aston Clinton

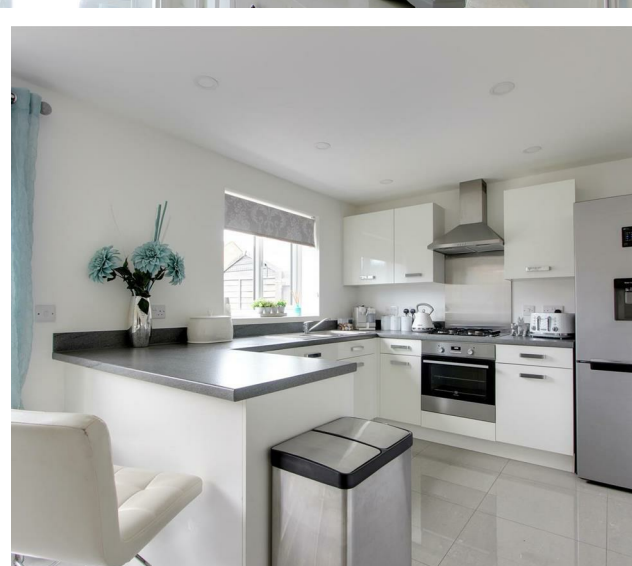
OFFERS IN THE REGION OF £500,000

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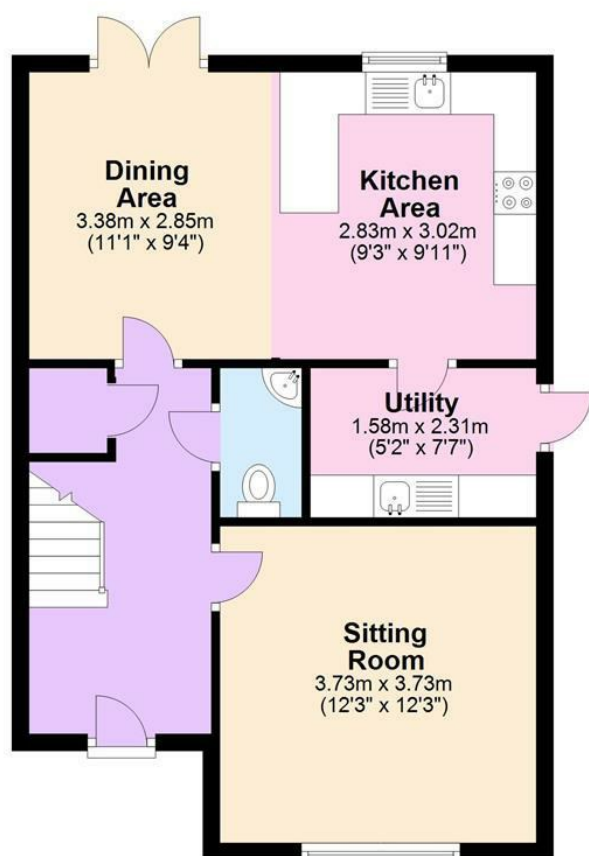
A larger than average nearly new semi-detached home boasting an open plan kitchen/dining room spanning the width of the property with separate utility room plus three excellently proportioned bedrooms with ensuite to the main bedroom.



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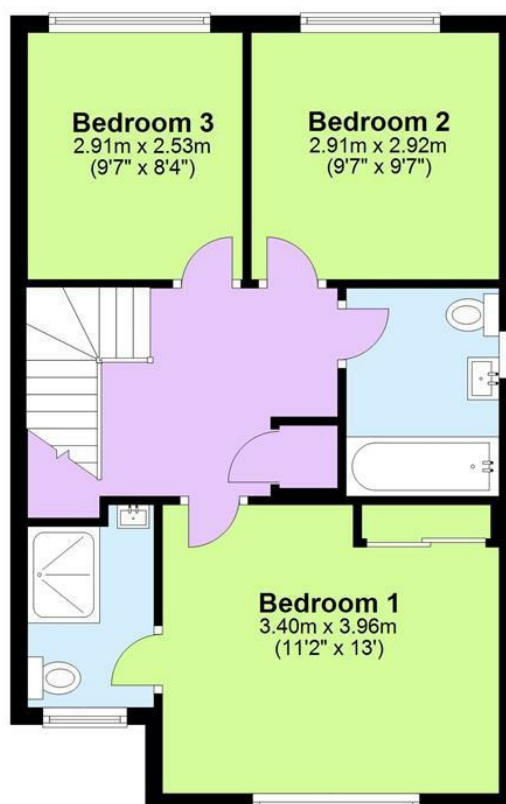
## Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



## First Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 106.2 sq. metres (1142.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	95		

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).





A fabulous three bedroom home presented in SHOWHOME condition throughout.



#### Ground Floor

As you enter the property you are immediately struck by the show home presentation of this property. A door to the right hand side opens to a dedicated living room which has an outlook to the front of the property while stairs directly in-front of you ascend to the spacious first floor landing and has a walk in understairs storage cupboard for coats, shoes and the like. Continuing down the entrance hall a second door on the right hand side opens to a ground floor cloakroom while a door directly ahead opens to a magnificent open plan kitchen/dining room. With feature panelled to one wall, French doors opening to the rear garden and a window to the rear, this is an ideal entertaining space. The kitchen has a range of base and eye level units and is further complimented by a utility room which is the ideal space for wet pets and muddy shoes! In addition to more fitted units there is space and plumbing in the utility room for a tumble drier and washing machine and a useful stainless steel sink.

#### First Floor

The landing area has doors opening to all three of the bedrooms and to the family bathroom which is fitted with a white three piece suite comprising panelled bath, sink and wc. Two of the bedrooms overlook the rear garden while the main bedroom boasts fitted wardrobes, wonderful views towards Wendover Woods to the front and an ensuite shower room.

#### Outside

To the front of the property is a small garden area laid to lawn with flagstone pathway to the front door and mature boarder directly beneath the living room window. To the side of the property is a block paved driveway which has door opening to the utility room and pedestrian gate opening to the rear garden. West facing in aspect the rear garden has been landscaped with both low maintenance and outside entertaining very much in mind. A flagstone patio directly to the rear of the house leads to the main garden area which is laid to artificial lawn. A secondary flagstone patio area is positioned at the rear of the garden which is an ideal space to entertain and the sun sets behind you.

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#### The Location

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 property as is the locals favourite The Oak,

In keeping with the rural aspects of this picturesque location, sporting activities are diverse and include horse riding, cricket, bowls, football, golf and tennis. If you simply enjoy walking, the Grand Union Canal flows through the village offering some delightful scenic routes.

#### Nearby Amenities

Aylesbury offers a comprehensive programme of entertainment for old and young at its recently opened Waterside Theatre, whilst High Wycombe has the 1000 seat Swan Theatre. Many of the country homes of Buckinghamshire and Hertfordshire also offer concerts and picnics within their grounds during the summer months. Whipsnade Zoo in Dunstable is within driving distance. The bright lights of London are under an hour for those wishing to take in a West End show or enjoy a day out sight seeing.

#### 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

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