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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...

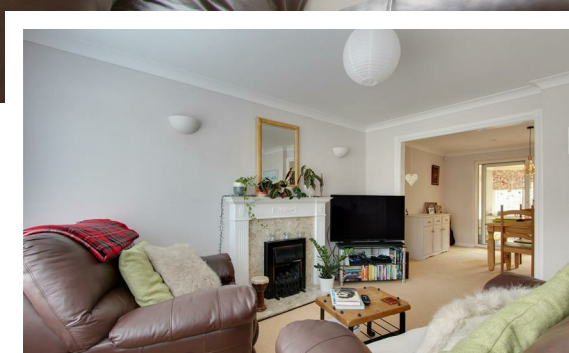


# Aston Clinton

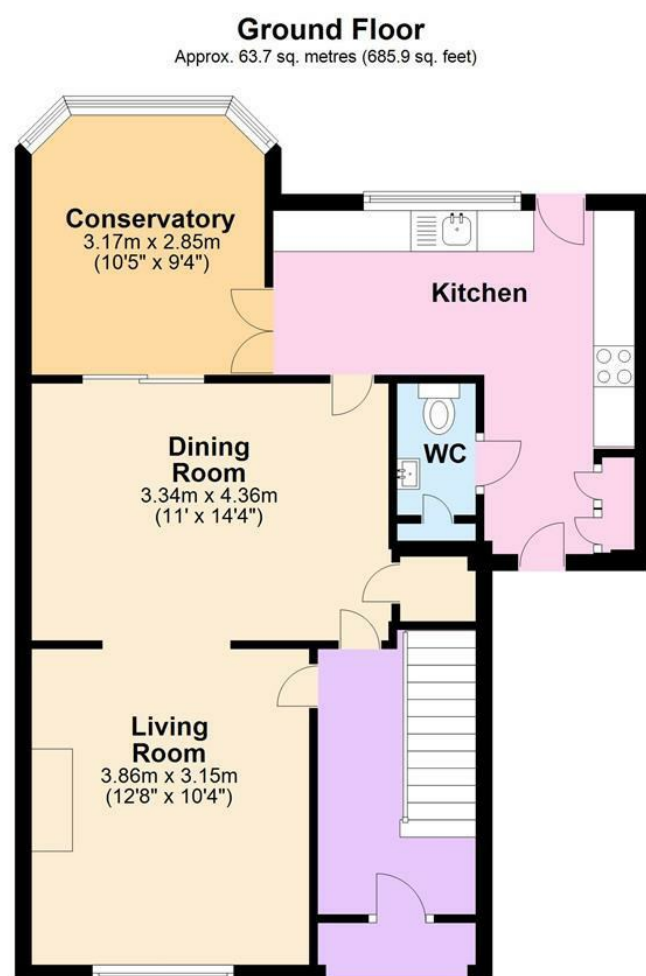
OFFERS IN EXCESS OF

£475,000

A delightful semi detached family home which has been extended to the side and the rear offering spacious accommodation and boasting a cul-de-sac position, Southerly facing rear garden and ample driveway parking.

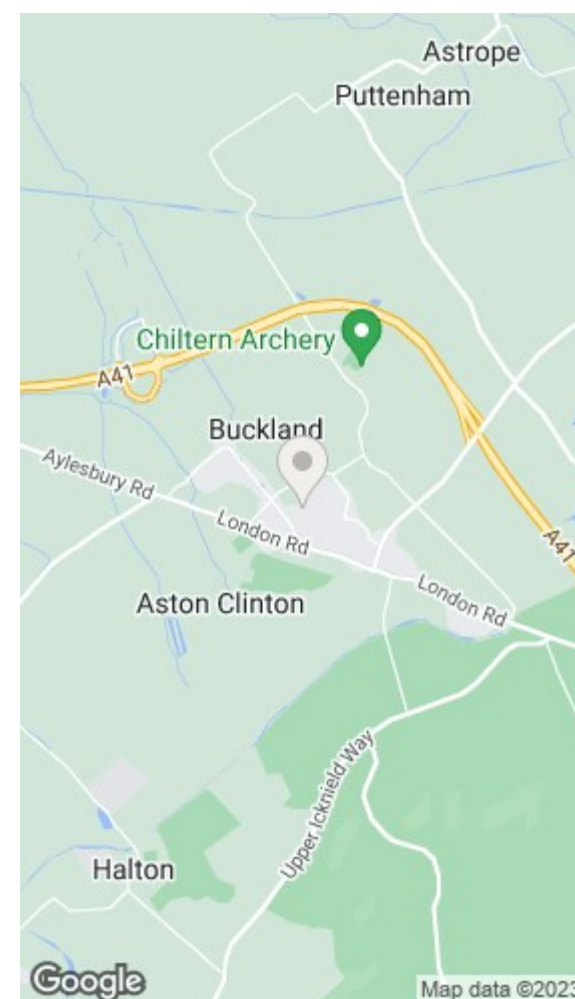


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Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



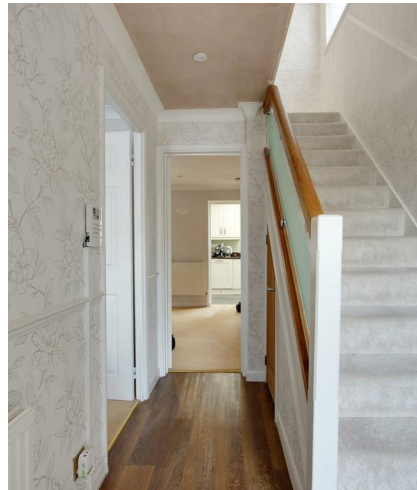
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <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



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A wonderful semi-detached home with three separate reception rooms, refitted kitchen and bathroom.



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#### Ground Floor

A front door from the porch opens into a spacious hallway with fitted cupboards underneath the stairs. Door from the hallway leads to an impressive living room with plenty of space for furniture and a beautiful fireplace in the centre of the room. A large window bringing in lots of light which continues through to the open space of a large dining room with sliding doors leading to a spacious conservatory with large windows overlooking a private rear garden. A great addition for another reception room or office space! French doors from the conservatory lead to a beautiful 'L' shape kitchen with fitted appliances, two skylights and a door opening ground floor w.c. A lovely open bright space. There is also a door to the front making it ideally positioned for bringing the weekly shop directly into the kitchen!

#### First Floor

A bright open landing leads to two large double bedrooms with space for a king-sized bed, wardrobes and chest of drawers. Benefits also include an impressive third bedroom with a fitted wardrobe and space for a bed. A great space to be used as a study or nursery. Access off the landing to a beautifully presented bathroom with a bath and shower.

#### Outside

A private South westerly facing rear enclosed garden with plenty of space for outdoor furniture and mainly laid to lawn with extensive patio directly to the rear of the house. To the front of the property is a double width block paved driveway with doors accessing from the hallway and the kitchen to the side.

#### On your Doorstep

Less than four miles away in Aylesbury you will find all the large grocery retailers including Waitrose, together with the Waterside theatre, an Odeon cinema and an array of high street brands. Close by, the characterful towns of Wendover and Tring also offer a wide choice of retail and recreational facilities.

#### Fitness and leisure

For family fun, Go Ape and Wendover Woods are full of award-winning outdoor adventure activities and breathtaking scenery or you can splash out at Aqua Vale swimming and fitness centre. 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.

#### Commuter links

Aston Clinton is a haven for commuters thanks to its close proximity to major road and rail links. The A41 bypass is less than one mile away and connects directly with the M25 at junction 20 and leads to the M1 at Junction 8. The car journey time to Central London takes approximately one hour. The nearest stations are Stoke Mandeville station at just under 3 miles away with direct trains to London Marylebone arriving in just under an hour, or Tring station which is 6 miles away with direct trains to London Euston taking approximately 35 minutes.

#### About Aston Clinton

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 large park with tennis, football and bowls clubs, lovely walks, trim trail and playground. The cricket club is a short walk away from the park and adjacent to the pretty village church. There are a host of charming country pubs and restaurants nearby.

#### Agents notes

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.



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