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Temptation comes in many forms...



Aston Clinton

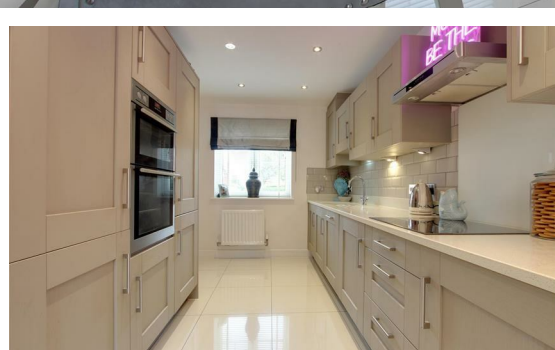
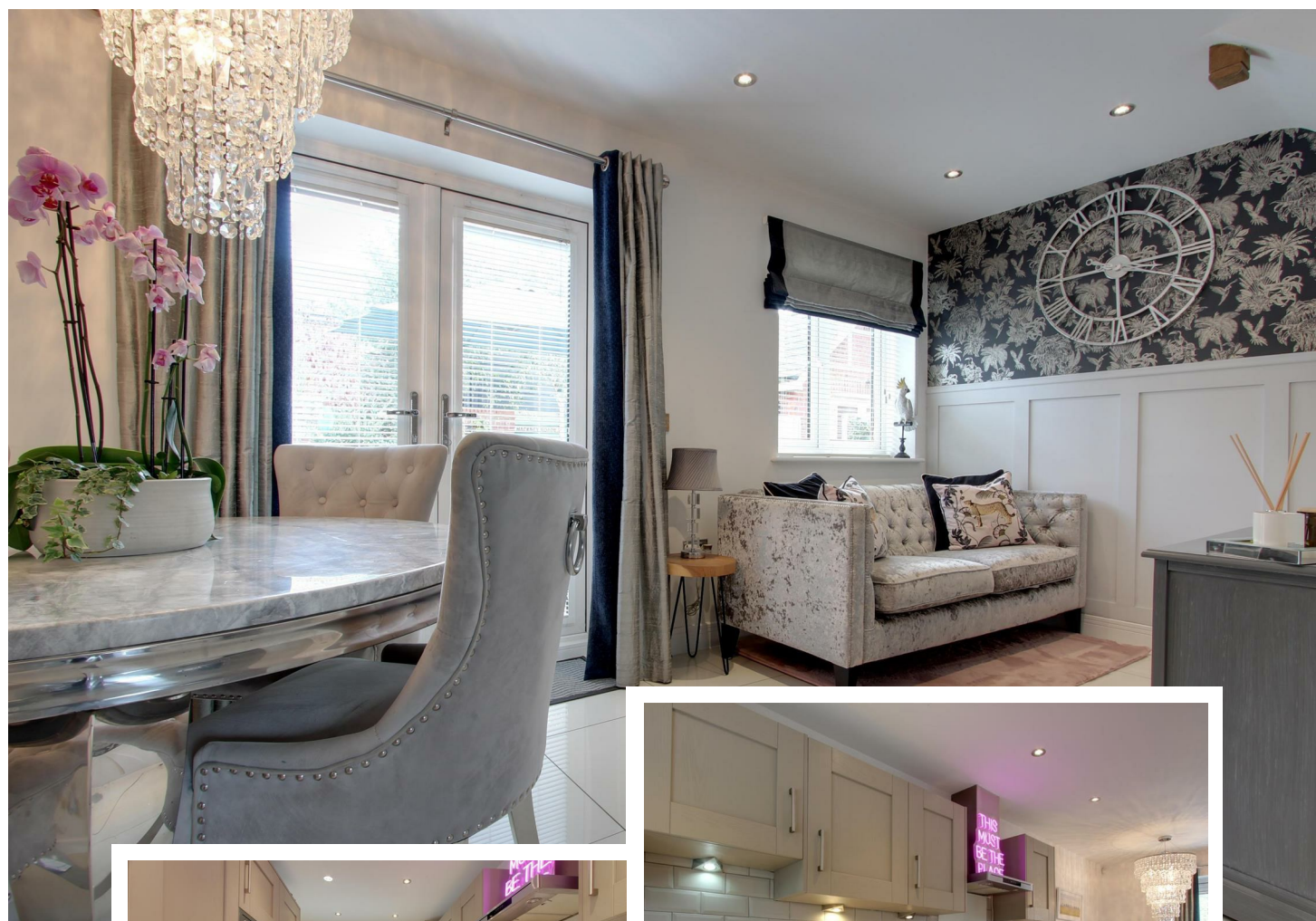
OFFERS IN EXCESS OF £600,000

# Aston Clinton

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£600,000

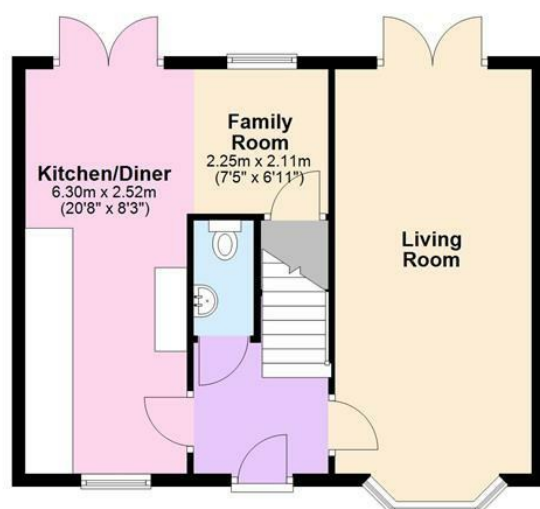
Located on the sought after Etstone Grange development, surrounded by countryside yet within the heart of this sought after Bucks village. Boasting a wonderful open plan kitchen/dining/family room in addition to the dual aspect living room. There are three double bedrooms with ensuite to the master private driveway leading to the larger than average garage and Southerly facing gardens.



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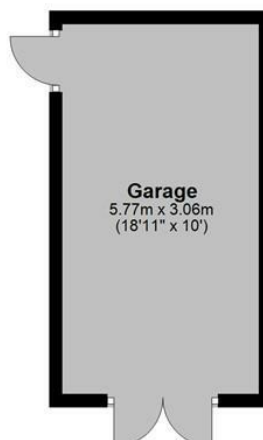
## Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)

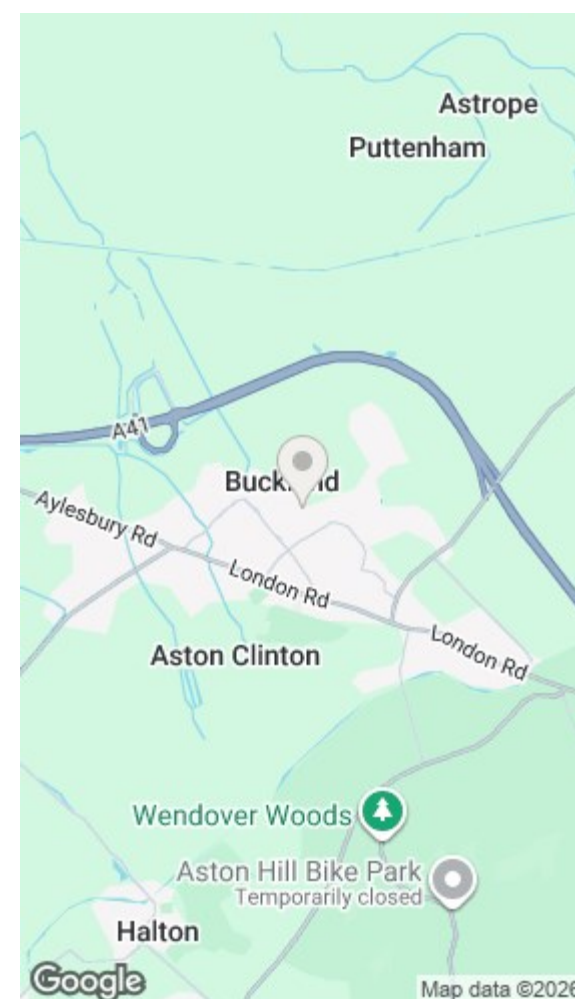


## First Floor

Approx. 64.5 sq. metres (694.1 sq. feet)



Total area: approx. 114.5 sq. metres (1231.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-28) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-28) F (1-20) G 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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Measuring over 1200 sq ft in total and offered for sale with NO UPPER CHAIN.



#### Ground Floor

Open the front door to the inviting entrance hall with stairs rising to the first floor, guest w/c and high gloss cream floor tiles which continue throughout the kitchen family room to the left. To the right you will find a 'homely' dual aspect living room with an attractive front bay window and French doors which open to the rear garden. Polished chrome switched and sockets for tv, telephone and lamps etc. are conveniently arranged around the room. The Kitchen/family room is ergonomically designed to suit a modern lifestyle featuring stone coloured shaker style units with quartz work surfaces. A slimline Induction hob is positioned under stainless steel extractor canopy with an electric double oven opposite. The fridge freezer, dishwasher and washing machine are concealed behind matching cupboard doors leaving plenty of room for entertaining with a dining and lounge area at the rear before French doors which open to the rear garden.

#### First Floor

Upstairs continues to impress with three double bedrooms arranged a spacious landing with a study area. Each of the bedrooms have attractive fitted wardrobes and the master bedroom benefits from a stylish fully tiled en-suite with 'floating' w/c and hand wash basin, shower and heated towel rail. The family bathroom is fully tiled and features 'floating' w/c and hand wash basin, bath with central mixer tap and separate shower cubical.

#### The Outside

The rear garden is beautifully landscaped with a large, full width patio complete with outside lighting, tap and power sockets creating a perfect sitting area. The sculptured lawn is bordered by colourful shrubs with thoughtfully positioned trees which offer a dappling of shade in the summer months. A side gate leads to the detached garage with French doors and internal and external lighting and a personal door at the rear which opens directly into the rear garden.

#### The Location

Amenities wise, there's a doctors, dentists and vets, Budgens supermarket, Post Office and shop, plus swift access to the market towns of Tring and Wendover and the county town of Aylesbury for a vast range of facilities and entertainment. Milton Keynes and London are within easy reach by rail from Tring station, with local and national road connections via the M41, M1 and M25.

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#### Aston Clinton Village

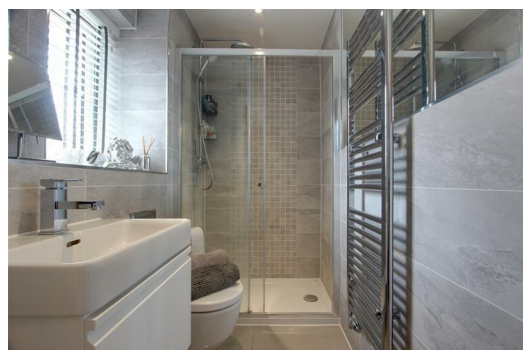
The charming village of Aston Clinton offers something for everyone on the sporting front, with cricket, tennis, bowls and diving clubs, golf clubs very close by, and gyms and swimming pools a little further. For the walkers, it lies at the foot of the Chiltern Hills AONB on their northern edge for weekend wanders across countryside, bird-spotting and wildlife-watching.

#### 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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