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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...

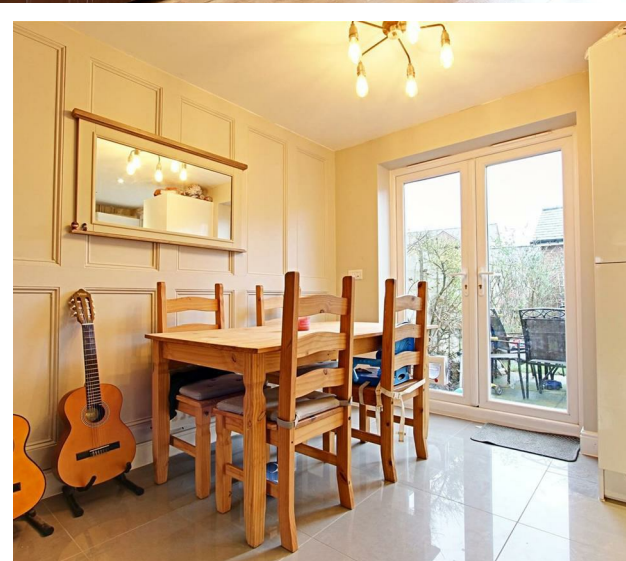


# Aston Clinton

## PRICE GUIDE

£425,000

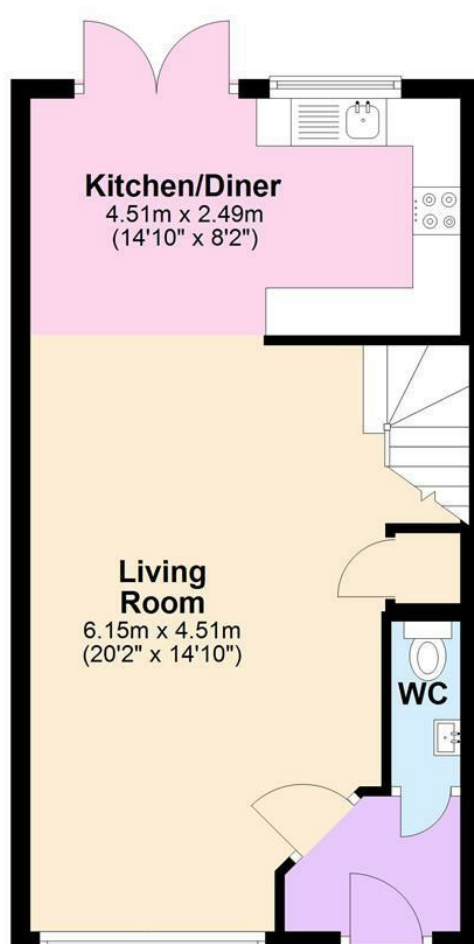
Offered for sale with a complete upper chain is this modern semi detached property in a peaceful, traffic free location in the heart of Aston Clinton. The property has a good size principal reception room, open plan kitchen/dining room, ground floor cloakroom, three bedrooms, two bathrooms, private enclosed rear garden and driveway for two cars.



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

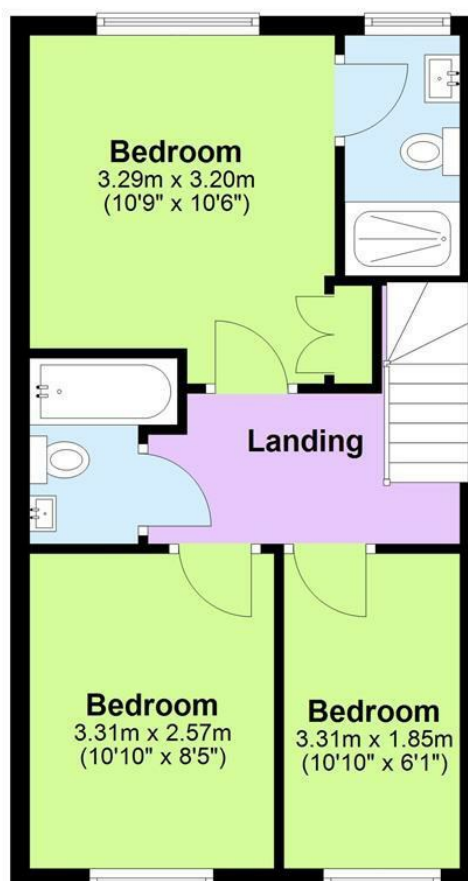
### Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



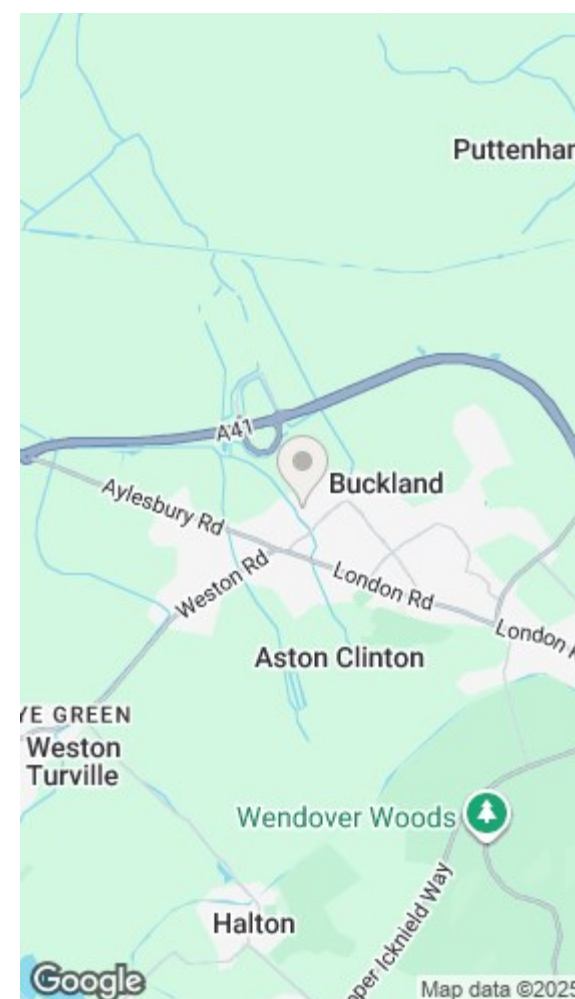
### First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.2 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	95		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





A well presented property with a number of years remaining on the NHBC warranty.



#### Ground Floor

The front door opens to the entrance hall which has stairs rising to the first floor, door to a useful ground floor wc and door opening to the principal reception room which is of excellent proportions and has a large window to the front. From here you lead directly through to the sociable open plan kitchen/dining room which has French doors opening to the rear garden and a window to the kitchen area which is fitted with a comprehensive range of base and eye level units with a number of integrated appliances.

#### First Floor

The first floor landing has doors opening to all three bedrooms, hatch to the attic space and door to the family bathroom which has been fitted with a white three piece suite to include a panelled bath with independently operated wall mounted shower unit and screen over. The principal bedroom is positioned at the rear of the property and boasts an ensuite shower room.

#### Outside

Directly to the side of the property is a hardstanding driveway providing parking for several cars. A flagstone pathway leads to the front doo while there is a small lawned area enclosed by low level hedging to the front. A gate from the side opens to the rear garden which has a flagstone patio area directly to the rear of the house with the main part of the garden laid to lawn and enclosed by fencing.

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#### The Location

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 tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

#### Agents Information For Buyers

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 principle.
  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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