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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...

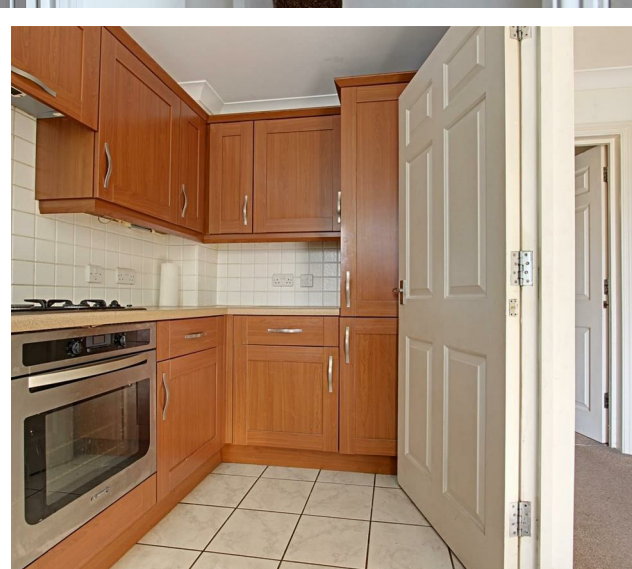
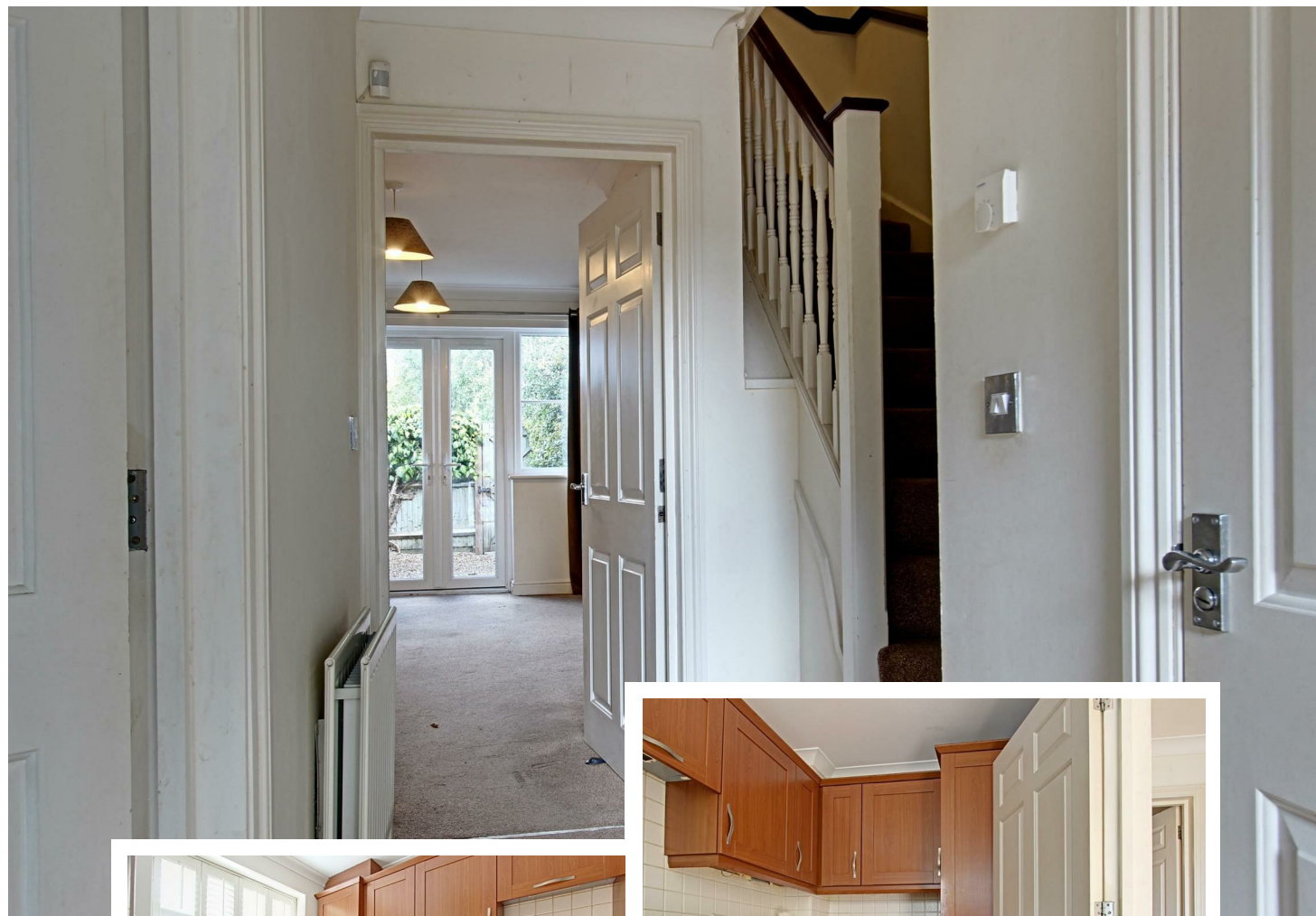


# Aston Clinton

OFFERS IN EXCESS OF

£385,000

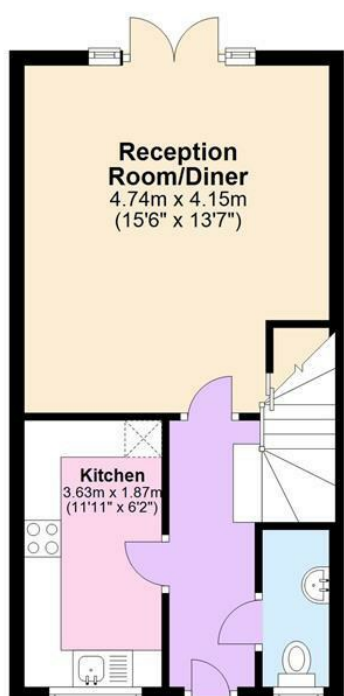
We are delighted to offer for let this spacious and well presented three bedroom townhouse situated in an extremely sought after mews style courtyard development in the popular village of Aston Clinton. Internally the accommodation is arranged over three floors and comprises entrance hallway, fully fitted kitchen with appliances, reception/dining room with doors leading out to the low maintenance rear garden, guest cloakroom, family bathroom, three double bedrooms including en suite bathrooms to bedroom one and two. In addition to the two allocated parking spaces the property also benefits from fitted wardrobes to all three bedrooms.



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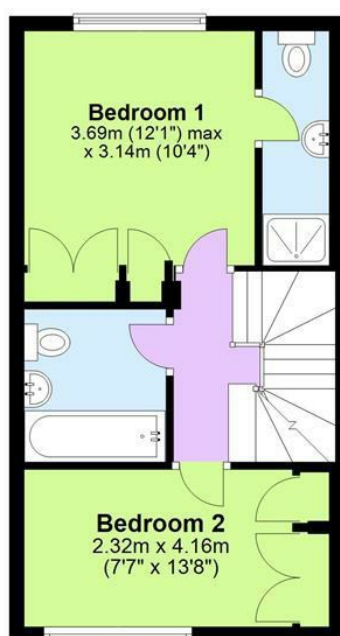
## Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



## First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



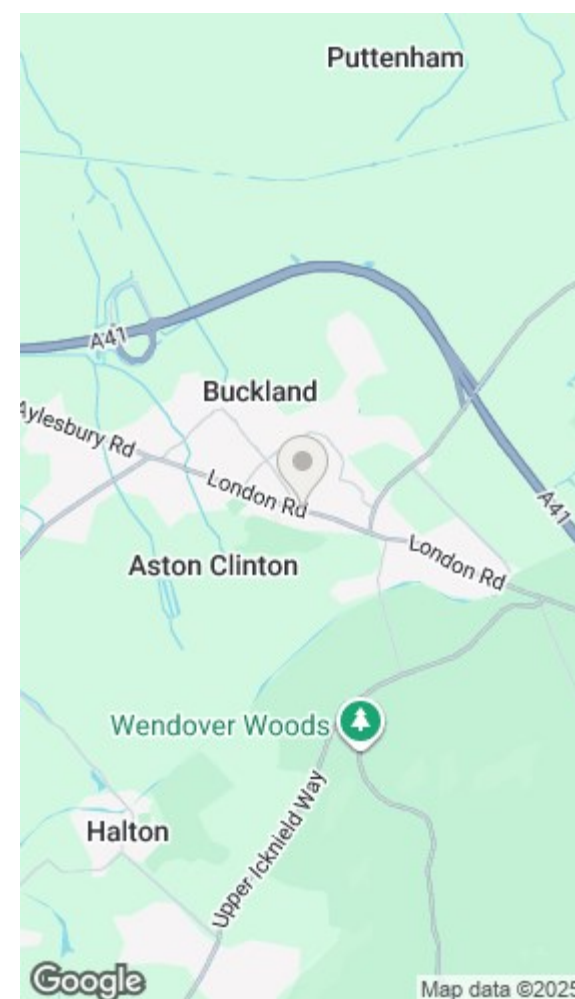
## Second Floor

Approx. 20.9 sq. metres (224.6 sq. feet)



Total area: approx. 90.0 sq. metres (968.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		86	
		72	

England & Wales EU Directive 2002/91/EC





A wonderful 3 double bedroom, 3 bathroom property with allocated parking directly to the rear.



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**The Local Area**  
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.

**Leisure Pursuits**  
For family fun, Go Ape Wendover is full of award-winning outdoor adventure activities and breath taking scenery. You can splash out at Aqua Vale Swimming & Fitness Centre and discover the exciting facilities of Vale Park Aylesbury. 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.

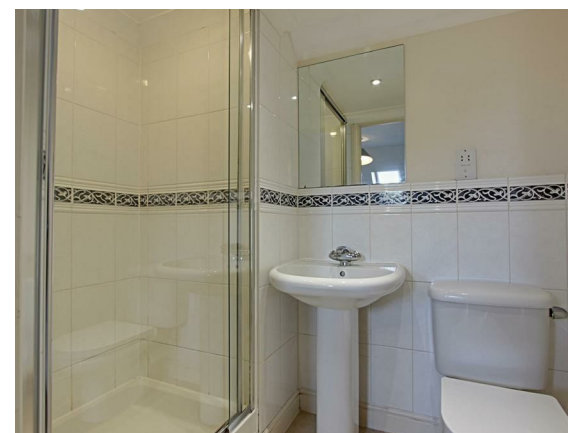
**Transport Links**  
Aston Clinton is a haven for commuters thanks to its close proximity to major rail and road links. The nearest station is just under three miles away at Stoke Mandeville, or Wendover four miles away, both on the Chiltern Line, while Tring Station is some six miles from the village on the Birmingham New Street Line. Stoke Mandeville runs direct trains to London Marylebone in under an hour and the Tring to London Euston journey is approximately 35 minutes. Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1, junction 8 in Hemel Hempstead. Regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted are available from London Road too. The international gateway of London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive, making Hammond Street a highly desirable destination both for business and leisure.

**Distance to Stations**  
Stoke Mandeville Station (3.3 Miles)  
Wendover Station (3.8 Miles)  
Tring Station (4.6 Miles)

**Distance to Schools**  
Aston Clinton School (0.2 Miles)  
Halton Community Combined School (2.4 Miles)  
Tring Park School for Performing Arts (3.0 Miles)  
John Colet School (3.3 Miles)  
Tring School (3.3 Miles)  
Wendover House School (3.9 Miles)

**Agent Notes**  
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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