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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 £600,000

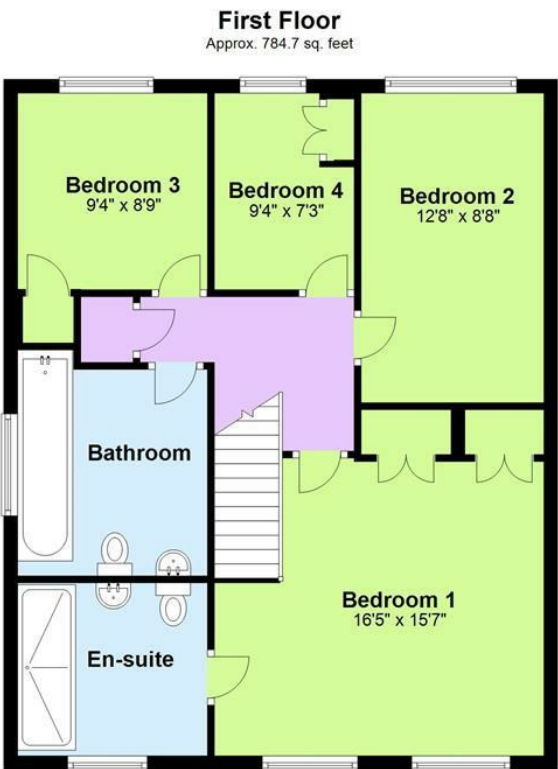
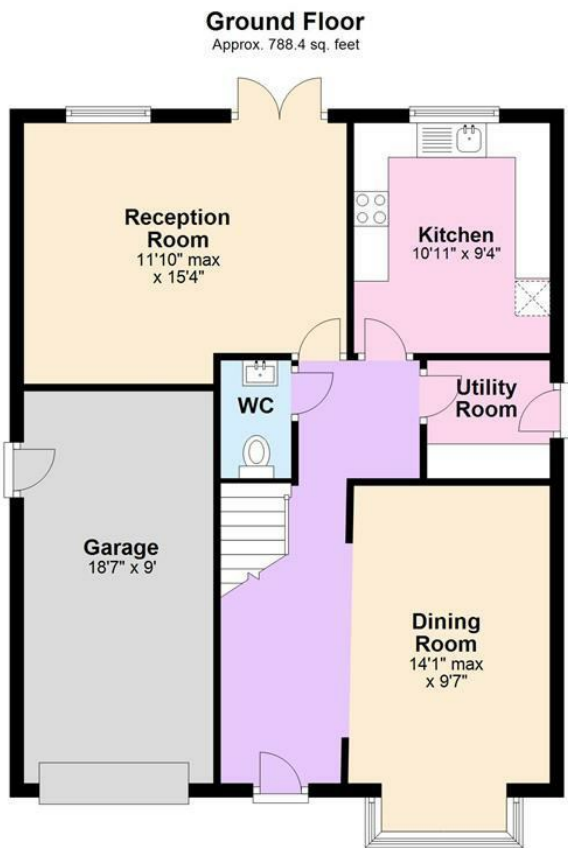
# Aston Clinton

OFFERS IN EXCESS OF  
£600,000

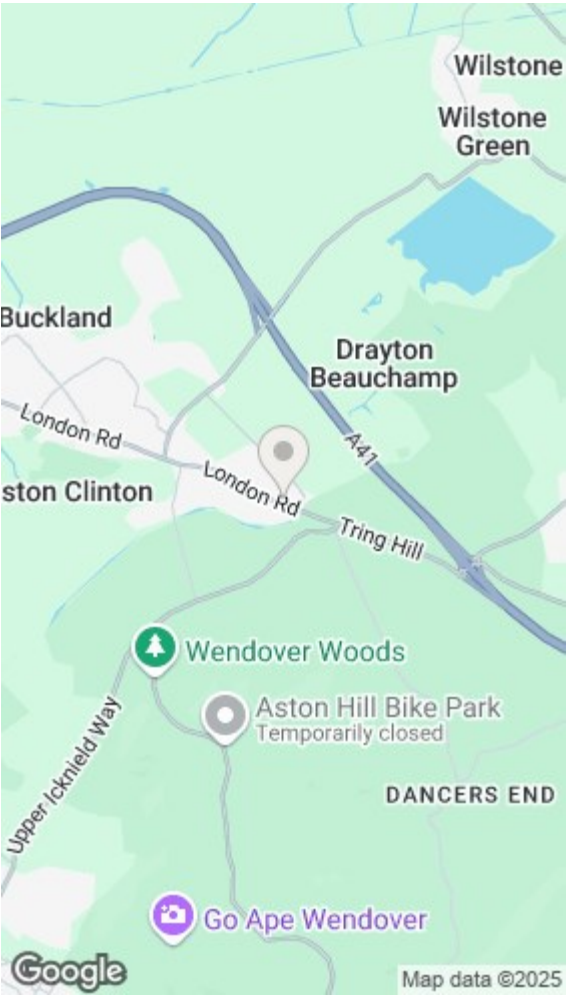
Sterling Lettings are pleased to offer for let this fabulous four bedroom detached family home with garage & driveway parking set in a popular cul-de-sac location on the outskirts of Aston Clinton in Buckland Wharf. Internally the accommodation comprises entrance hallway, spacious reception room with doors opening to the rear garden, separate dining room with bay window, stunning fitted kitchen with appliances, utility room, guest cloakroom, four well appointed bedrooms, family bathroom and en suite shower room to master bedroom. In addition to the garage & driveway parking this delightful property also benefits from gas central heating and double glazing throughout.



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Total area: approx. 1573.2 sq. feet  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Located in a peaceful cul-de-sac position yet within easy access to the local amenities and only minutes drive from Tring.



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**The Property**  
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**Distance to Stations**  
Wendover Station (3.5 Miles)  
Stoke Mandeville (4.4 Miles)  
Tring Station (4.9 Miles)  
Cheddington Station (6.0 Miles)  
Aylesbury Station (6.8 Miles)  
Berkhamsted Station (8.6 Miles)

**Distance to Schools**  
Aston Clinton School (1.2 Miles)  
Goldfield Infants & Nursery School (2.0 Miles)  
Dundale Primary School (2.2 Miles)  
Tring Park School for Performing Arts (2.3 Miles)  
Bishop Wood C of E Junior School (2.4 Miles)  
Tring School (2.5 Miles)  
St Bartholomew's C Of E School (3.8 Miles)

#### The Location

The Chilterns Area of Outstanding Natural Beauty is on your doorstep with much to do in the local area. The road on which the property is located leads directly onto open fields with footpaths and leads to beautiful walks. The Grand Union Canal lies to the end of the road with delightful scenic walks through the village and on to Halton, Wendover and beyond in one direction and the Tring and Marsworth Reservoirs in the other. The popular and extensive Wendover Woods are just two miles away and offer many outdoor activities for all ages.

#### 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, completed AML checks and proof of funds.



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