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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Aston Clinton

ASKING PRICE £725,000

Aston Clinton

ASKING PRICE

£725,000

A wonderful four double bedroom property with kitchen/breakfast room and utility, separate dining room, large living room and study with ensuite to the principal bedroom. Private rear garden, driveway and detached garage. Internal inspection essential.

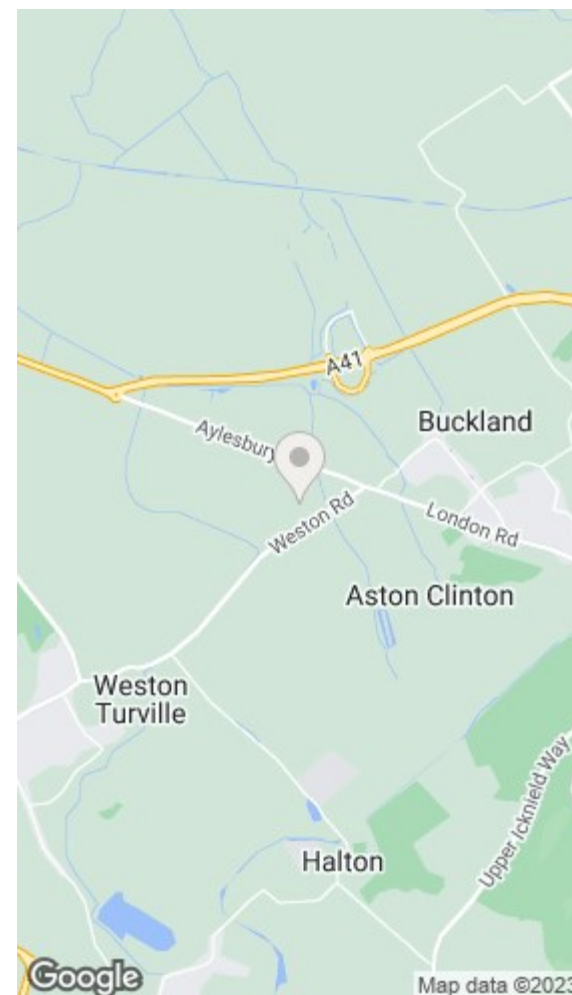
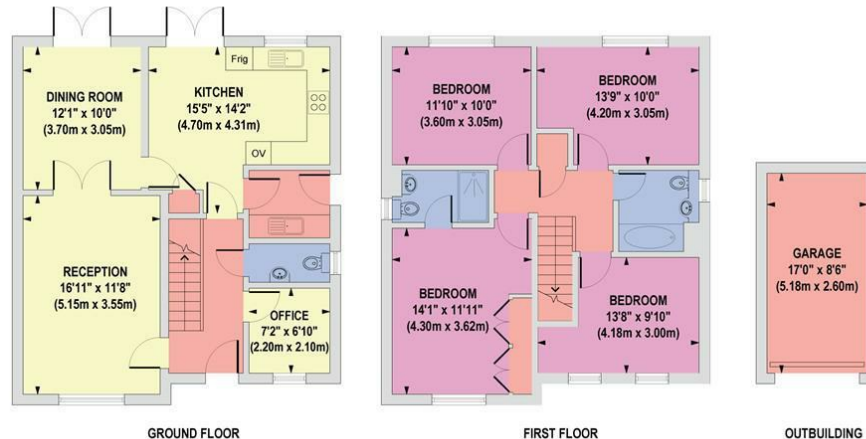
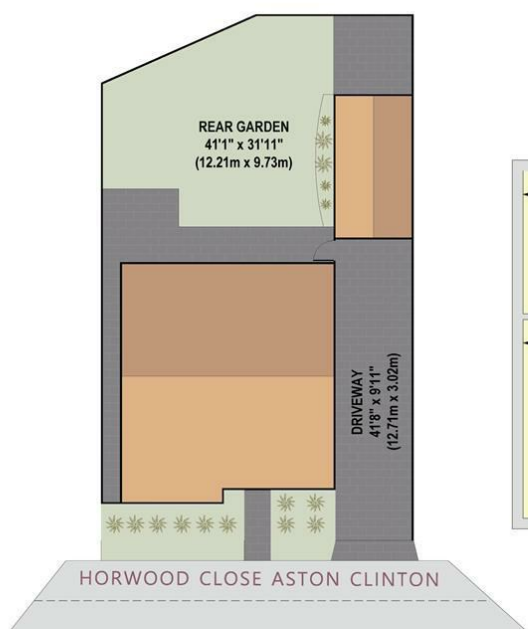


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HORWOOD CLOSE

ASTON CLINTON

Approximate Gross Internal Floor Area
 1504 sq. ft / 139.72 sq. m (Including Outbuilding)
 1359 sq. ft / 126.26 sq. m (Excluding Outbuilding)

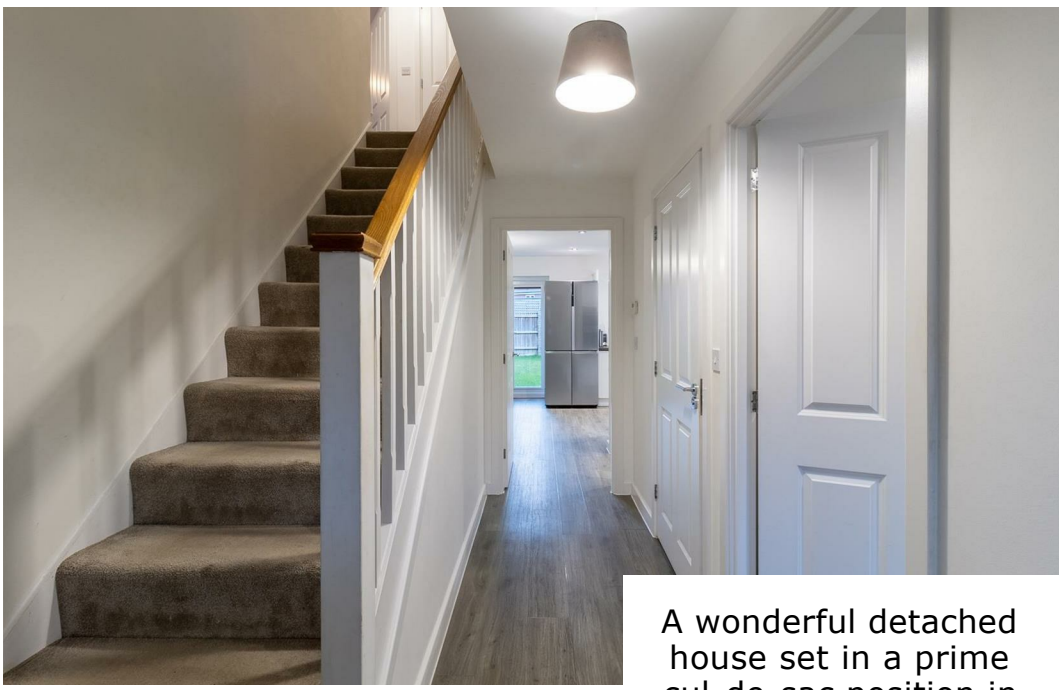


Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94	A	A
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A wonderful detached house set in a prime cul-de-sac position in the heart of Aston Clinton.



Ground Floor

From the moment you enter the generous hallway, the quality of finish is clear to see. From the beautiful, crisp white staircase to the contemporary kitchen and bathrooms, the specification of this beautiful home is excellent. On the ground floor, to the left, the dual aspect, inviting sitting room offers plenty of space, spanning the house from front to back and features double doors out to a dedicated dining room. To the other side of the house, there is a good size study, and a cloakroom. To the rear of the house, the open-plan kitchen/breakfast room is well appointed, fitted with contemporary units and has access out to the garden.

First Floor

Upstairs, off the large, open landing, there are a total of four double bedrooms. The principal bedroom benefits from fitted wardrobes across one wall, and features an en suite shower room. The family bathroom is fitted with a white three piece suite which includes a wall hung wash basin, panelled bath and low level wc.

Outside

A flagstone pathway leads to the front door with two areas laid to lawn either side. There is a block paved driveway to the side which provides parking for several cars and leads to a detached garage with metal up and over door. The rear garden has two flagstone patio areas, one directly to the rear of the property and one behind the garage. Mainly laid to lawn the garden is fully enclosed with fencing.

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The Location

Aston Clinton is conveniently located a few miles from the neighbouring towns of Tring, Wendover and Aylesbury.

Communication links are excellent, with the A41 approximately 1.5 miles, providing a dual carriageway link direct to the M25 (J20). There are mainline train stations in Tring (regular and direct service to London Euston in approx. 35 mins), Wendover and Stoke Mandeville (both with regular and direct service to London Marylebone in around 50 and 55 mins respectively).

Village facilities cater for many day-to-day needs, and include a doctor's surgery, local shop, school, restaurant, church, recreation ground and public houses. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Wendover, to the shopping centres and department stores of Aylesbury, which also boasts a multiplex cinema and a recently completed £42 million theatre.

Schooling is excellent and the village falls within the Grammar Schools catchment area in Aylesbury.

Agents Information For Buyers

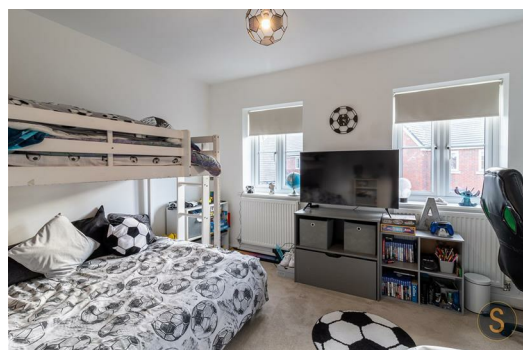
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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