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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

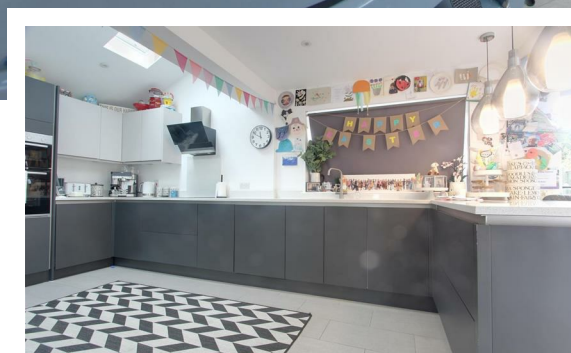
PRICE GUIDE £490,000

# Aston Clinton

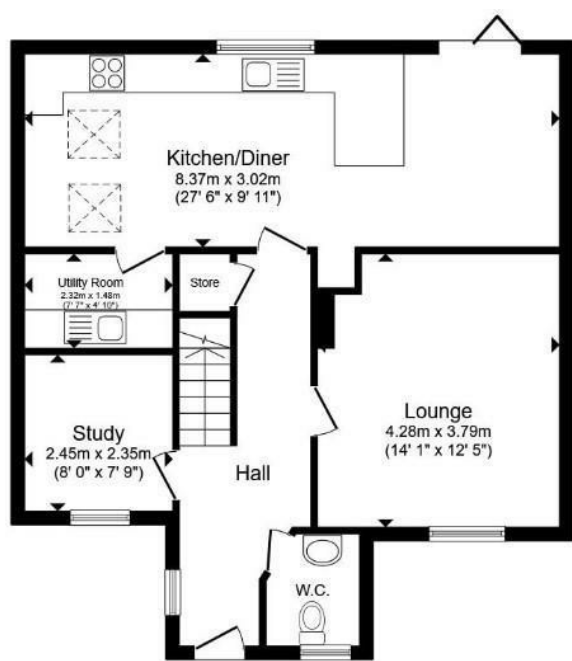
## PRICE GUIDE

£490,000

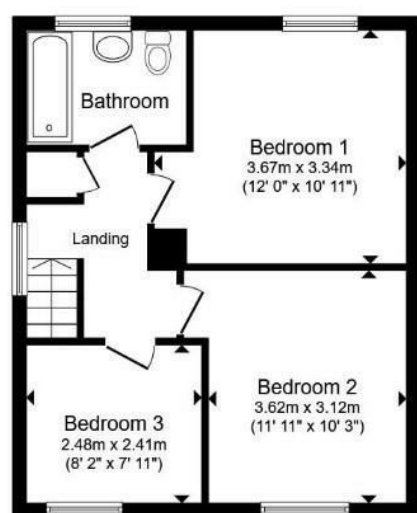
A mature and extended semi detached home in a cul-de-sac setting in the heart of the village approaching 1,400 sq ft in total. Boasting a stunning open plan kitchen/dining/family room in excess of 27 ft in width with bi-folding doors opening to the rear garden where there is both a high specification garden cabin, gym and store room.



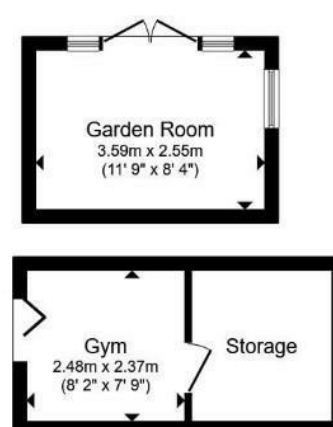
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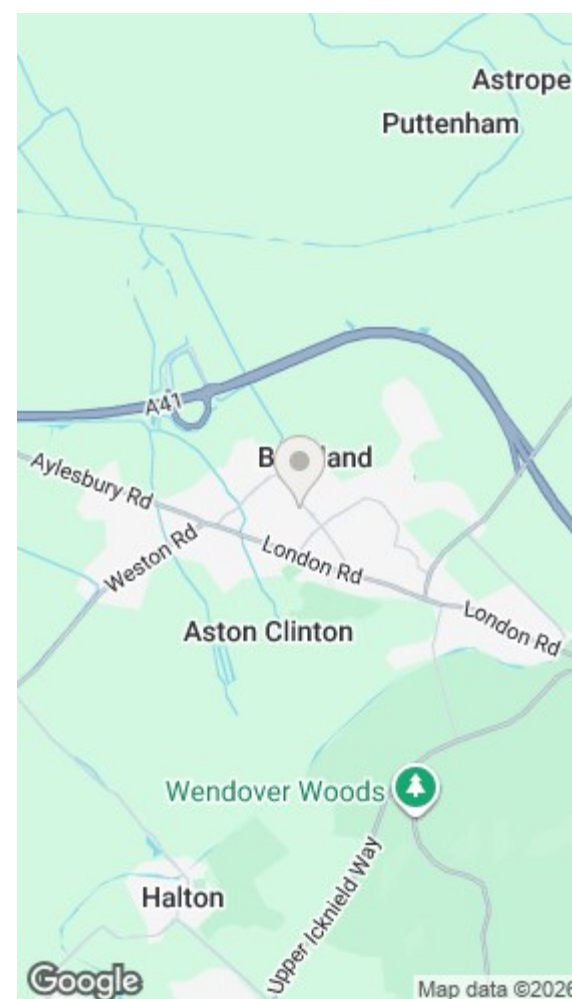
Ground Floor



First Floor



Outbuilding



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



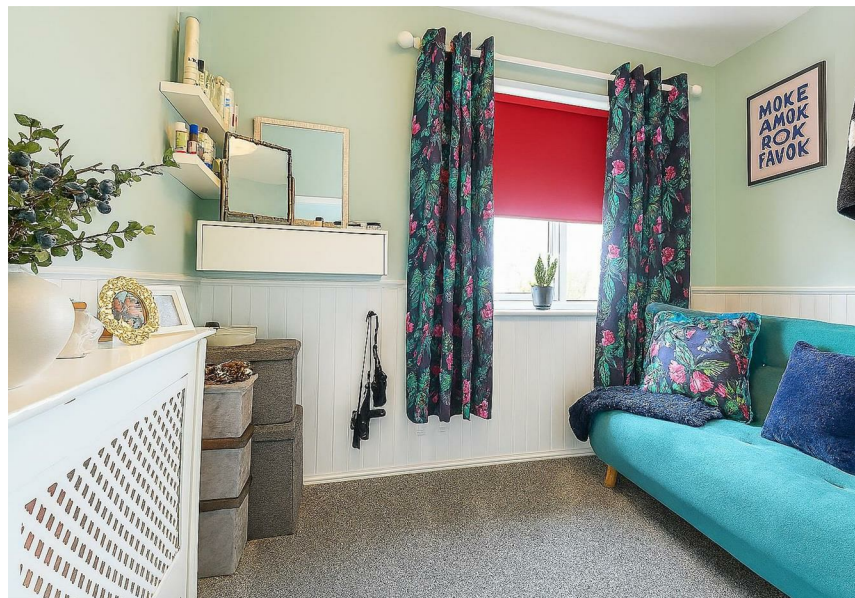
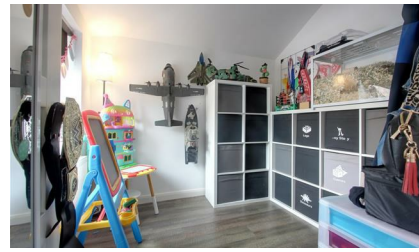
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Boasting 2 reception rooms in addition to the wow factor kitchen/dining/family room with separate utility.



#### Ground Floor

The front door opens to a spacious entrance hall which has a door opening to the ground floor cloakroom, stairs rising to the first floor with storage cupboard under and doors to the remaining ground floor accommodation. To the left hand side a door opens to a dedicated home office which could also be used as a fourth bedroom if required. To the right hand side a door opens to the dedicated living room which overlooks the front while a door directly ahead of you opens to the kitchen/dining/family room which spans the entire width of the property. With a range of base and eye level units the kitchen has a window to the rear, bi-folding doors opening to the rear garden and door opening to a useful dedicated utility room.

#### First Floor

The landing area of the first floor has a window to the side and doors opening to all first floor bedrooms and to the family bathroom which is fitted with a white three piece suite. Two of the bedrooms overlook the front of the property while the main bedroom overlooks the rear.

#### Outside

To the front of the property you will find a block paved driveway with space enough for multiple vehicles, a raised gravel bed with a specimen tree to its centre, a flower border with selection of shrubs and bushes to the front of the house. The rear of the house has a decked area directly to the rear of the house, a raised decked area which is open to the garden room and perfect for entertaining and those warm summer evenings. The decking also gives you access to the gym and storage room.

#### Garden Cabin, Gym and Store Room

Newly installed the garden room can be used for a variety of uses. Currently in use as a family space and study it has wood effect flooring, French patio doors to the front aspect with windows either side, a high level window to the side aspect, heating, wood cladding to the outside and wall lights providing soft lighting to the decked area. The brick built gym with storage room to the rear has good versatile space for either a gym space as currently used or that could be used entirely for storage or a variety of uses.

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#### The Location

Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location for the latest luxury development of exclusive family homes. Sought after by families; the area offers the envied grammar school education system, providing a wide choice of local senior schools including the Sir Henry Floyd Grammar School, Aylesbury High School for girls and Aylesbury Grammar School for boys. There is also a number of local primary schools.

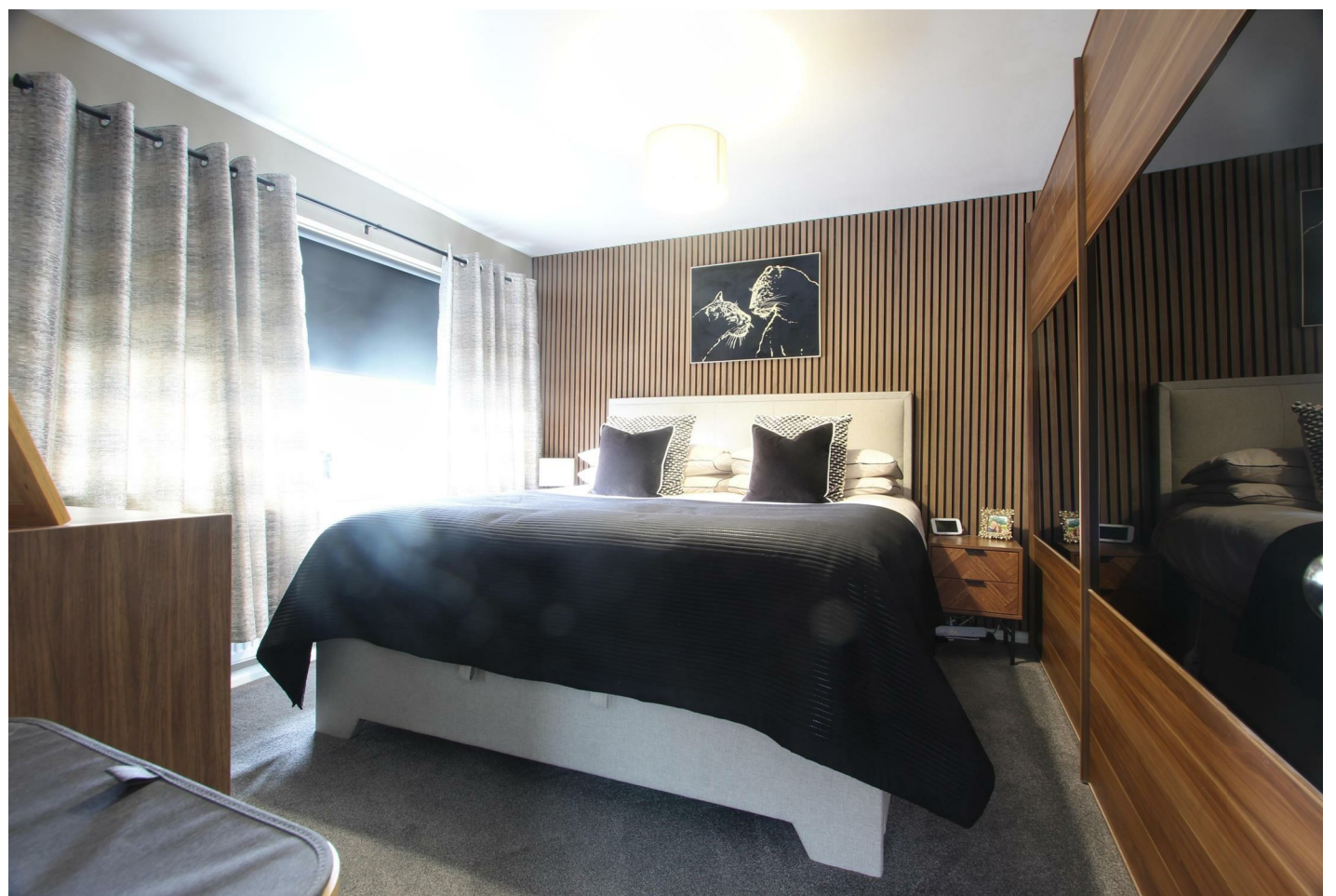
#### Village Ambiance

Whilst retaining its traditional village atmosphere and providing local convenience shopping, Aston Clinton is also well connected for those travelling further afield. The town of Wendover is within a short driving distance and offers a range of specialist shops, banks, cafes, restaurants, boutiques and Metro style supermarkets. The towns of Tring and Aylesbury are also within reach providing a choice of department and superstores. There is a host of historic country pubs and inns around the area, with restaurants offering cuisines to suit most tastes. Aston Clinton itself boasts a wide range of popular cuisine at The Bell, which is within walking distance of The Chilterns.

#### 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. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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