



Waring Crescent, Aston Clinton Aylesbury HP22 0AB



This lovely three bedroom home is offered in excellent presentation and, being built only eight years ago benefits from modern fittings and is still under warranty, meaning peace of mind and low maintenance living. A very appealing energy rating B suggests you should expect very good efficiency and heating economy. The house is available to purchase 60% (or more) on the shared ownership scheme. The property is also available to purchase 100%.

The accommodation briefly comprises: entrance hall, w/c, fitted kitchen, living/dining room, three good size bedrooms and a family bathroom. There is a front garden and driveway and gated access to the rear garden which is mainly lawn with a storage shed and a paved patio.

Location

The house is located in a peaceful setting close to the centre of the village and just a stone's throw from play parks and countryside walks. Just a short stroll away, is The Oak; a traditional thatched family pub/restaurant, and within easy walking distance you will find the village store and post office, The Bell Inn, primary school, church, cricket club, Aston Park (excellent for dog walks) with play area, café, five a side football pitch and allotments. There is a petrol station, doctors surgery, dentist and pharmacy. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone). The property also falls within the catchment area for the highly sought after Grammar Schools in Aylesbury.

Agent's Note:

Agents Note: Bromford Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 60% share plus the remaining 40% share of the property from Bromford Housing Association. The advertised price is for the 100% Freehold. Service Charge is £47.60. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lend





welcome to Waring Crescent, Aston Clinton Aylesbury

- Shared Ownership property available to
- Staircase to 100% ownership on Completion, Freehold on completion.
- Sought after Buckinghamshire village close to amenities
- Remainder of New Build warranty
- Driveway for two cars
- Three bedrooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 47.60

Ground Rent: Ask Agent

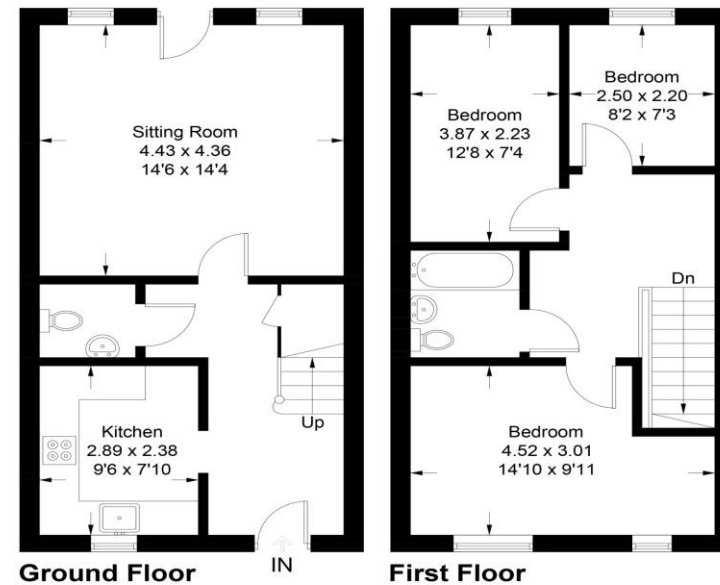
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£457,000

A superb, modern three bedroom semi-detached home on the close to amenities. The property is beautifully presented and still under warranty.

Waring Crescent

Approximate Gross Internal Area = 83.5 sq m / 899 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1308166)

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Property Reference:
TRG109034 - 0002

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