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Temptation comes in many forms...



Aston Clinton

PRICE GUIDE £800,000

Aston Clinton

PRICE GUIDE

£800,000

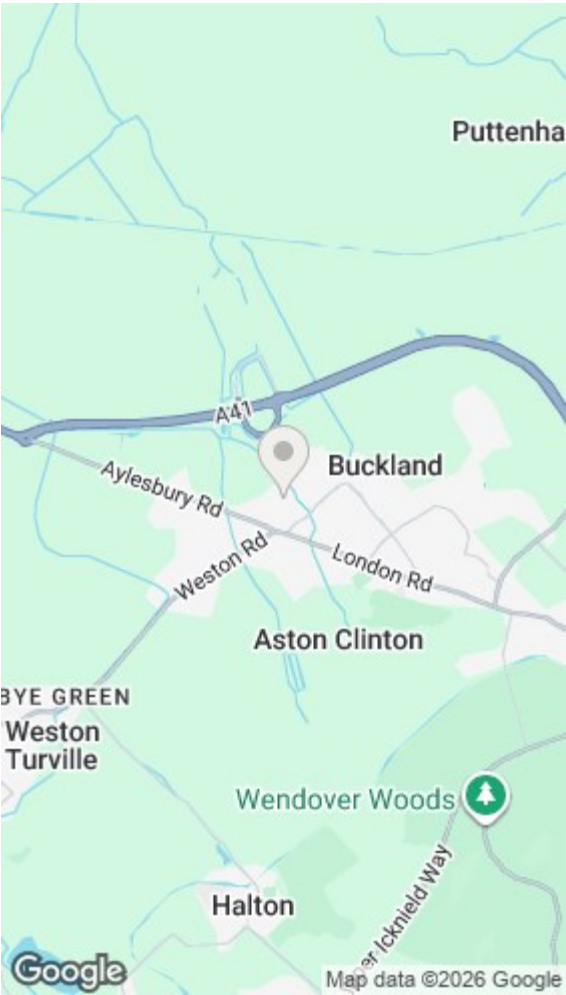
A high specification 'show-home' presented family property in a peaceful location towards the end of a cul-de-sac with open plan kitchen/dining room, dual aspect living room, 5 double bedrooms and three bathrooms. Externally there is a double garage with integrated home office and landscaped rear garden with large pergola ideal for entertaining family and friends.



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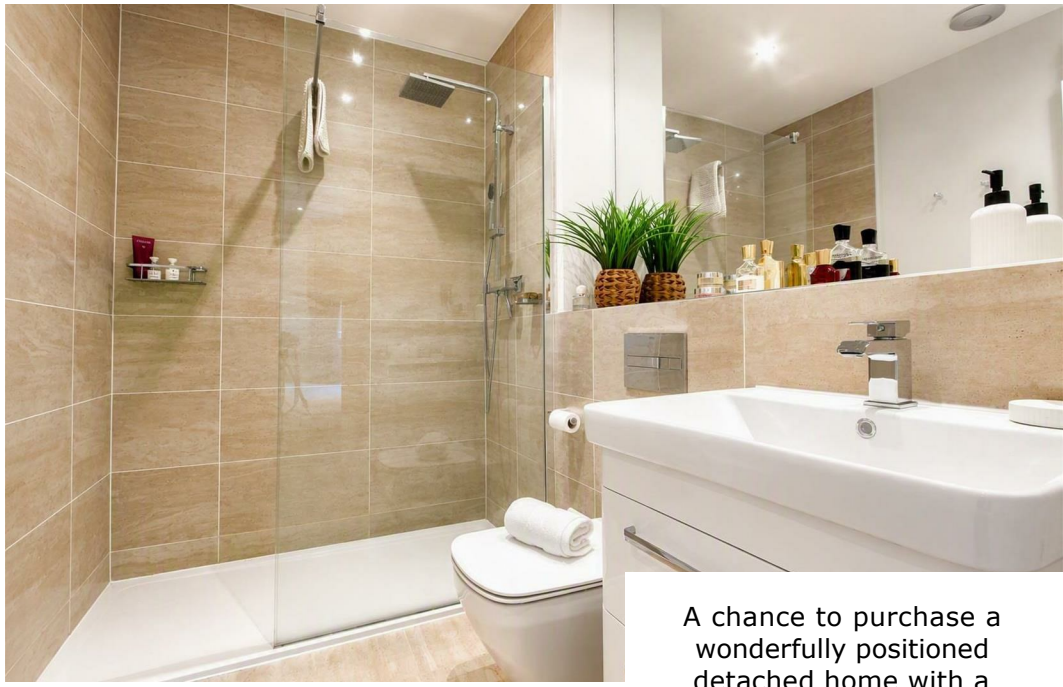


Total area: approx. 191.3 sq. metres (2058.8 sq. feet)



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





A chance to purchase a wonderfully positioned detached home with a detached double in immaculate condition throughout.



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Ground Floor
Built to a high standard just five years ago by Rectory Homes and still benefitting from the remainder of the 10 year NHBC certificate. The accommodation is arranged over three floors and comprises: spacious entrance hall, cloakroom, large double aspect living room which could be divided to provide a sitting room and study/family room if required, extremely well appointed kitchen/dining room with double doors leading out to the stunning family room which spans the entire width of the property. The kitchen also has a range of integrated appliances including double oven, gas hob, extractor, dishwasher and fridge/freezer. There is also a useful utility room to the ground floor.

First and second floor.
On the first floor there is a guest suite comprising of a very large, dual aspect double bedroom with an en-suite shower room, two further double bedrooms and a family bathroom with the benefit of a bath and separate shower. To the second floor there is a master suite comprising of a large double bedroom, a bedroom / dressing room with built-in wardrobe cupboards and an en-suite shower room.

Garden
Boasting a Westerly facing corner plot position abutting a small green, the property has driveway parking. The rear garden has been landscaped with entertaining very much in mind. Boasting composite decking, artificial turf and a statement metal pergola providing shelter from both the sun and rain.

Double Garage
Light and power. Up and over door, storage into the roof eaves door to separate office space

Location

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.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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 and you understand this is non refundable in any event.



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