



**WARING CRESCENT**  
ASTON CLINTON, HP22 0AB

# WARING CRESCENT

£650,000 FREEHOLD

ASTON CLINTON HP22 0AB

**Nestled within the popular village of Aston Clinton lies this exquisite four- bedroom detached house that stands proudly on a south facing corner plot, showcasing immaculate condition and contemporary design.**

As you step into the house through the welcoming entrance hall, you'll find a convenient cloakroom and space for the whole family to come in, kick off their shoes and hang up their coats. The epicentre of daily life unfolds in the modern kitchen/diner where sleek design meets functionality. Integral appliances streamline daily chores, while French doors effortlessly extend the living space into the landscaped garden. This seamless integration of indoor and outdoor living establishes a perfect environment for family meals and entertaining guests. The generous living room, bathed in natural light provides a comfortable and inviting space to relax and unwind.

Ascending to the 1st floor reveals three generously proportioned double bedrooms, the master bedroom benefits from built-in wardrobes and an en-suite, whilst there is also the added family bathroom provided for the rest of the family. A flexible single bedroom/study adds to the property's adaptability, catering to diverse lifestyle needs.

Stepping outside, the property reveals a thoughtfully enclosed garden surrounded by a charming brick wall. This not only ensures privacy but adds an extra layer of character to the outdoor space. This sunny landscaped garden offers a serene backdrop for relaxation and leisure. At the rear of the property there's parking for three cars and a single garage with added storage.

Aston Clinton is a Buckinghamshire village on the Herts Bucks border at the foot of the Chiltern Hills and is surrounded by stunning countryside and woodland. The location offers easy access to the A41 linking the M25 & M1 motorways and a choice of train stations at the neighbouring towns of Tring and Wendover offer a convenient service to London Euston and Marylebone respectively. The village really offers something for everybody. The Hub, as the name suggests, has become a meeting place for the local community with a café and lovely fields providing the perfect play area or dog walks. Various gastro pubs offer excellent food in a charming atmosphere along with Chinese and Indian restaurants. The village store caters for your day to day needs and incorporates a Post Office. There is even a petrol station with Budgens and Costa Express! Aylesbury Town is nearby offering a more comprehensive range of facilities including Theatre, Cinema, shopping centre and Grammar Schools amongst many other things.

Note: There is a Management Fee of £150 pa



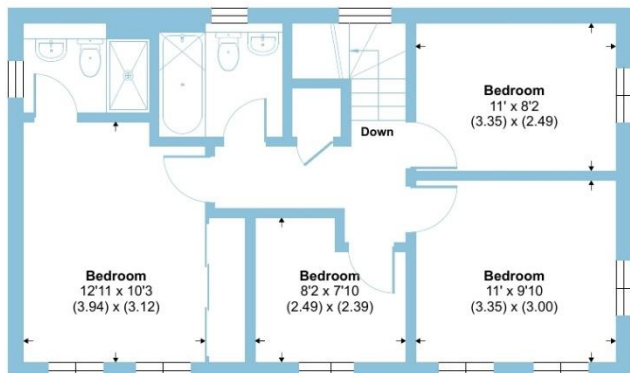




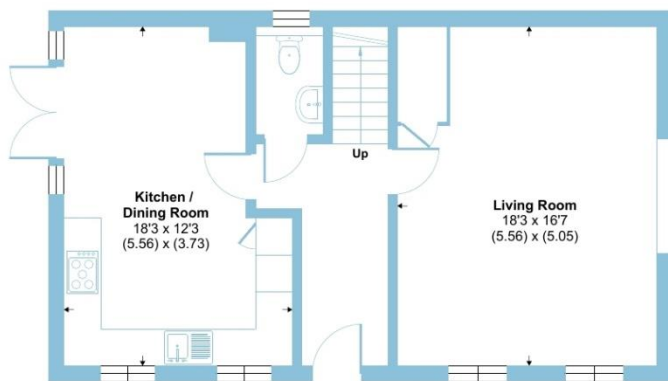


# Waring Crescent, Aston Clinton, Aylesbury, HP22

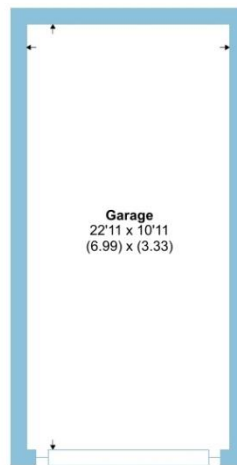
Approximate Area = 1195 sq ft / 111 sq m  
Garage = 253 sq ft / 23 sq m  
Total = 1448 sq ft / 134 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Brown & Merry. REF: 1077022



TRG107697 – Version 4

EPC rating – B Council Tax Band - F

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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