



WARING CRESCENT
ASTON CLINTON, BUCKS HP22 0AB

WARING CRESCENT GUIDE PRICE £650,000 FREEHOLD

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Nestled within the popular village of Aston Clinton lies this exquisite four bedroom detached house, showcasing immaculate condition and contemporary design. A viewing is highly recommended.

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 well-maintained 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 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 garden offers a serene backdrop for relaxation and leisure.

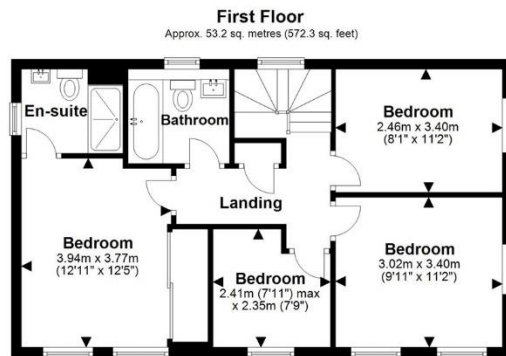
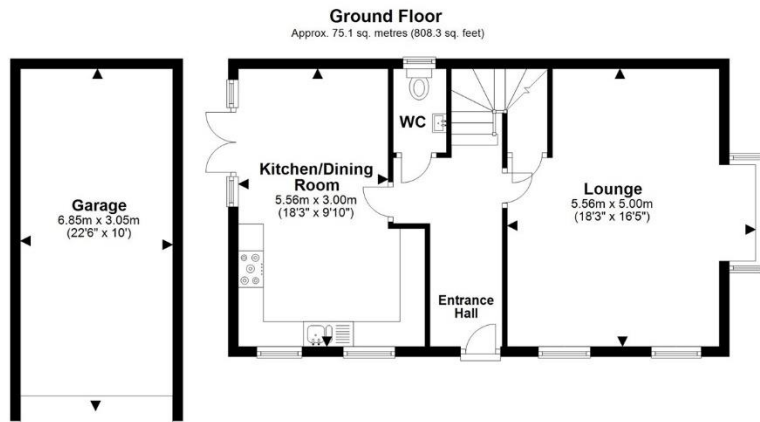
At the rear of the property there's parking for three cars and a single garage with added storage.

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.

Agents Notes: There is a Management Fee of £150 pa.







Total area: approx. 128.3 sq. metres (1380.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.



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EPC rating – C Council Tax Band - E