



HEWGAL WAY
ASTON CLINTON HP22 5UP

HEWGAL WAY, ASTON CLINTON, HP22 5UP

£180,000 LEASEHOLD

SHARED OWNERSHIP OFFERING 45%
(PLUS STAIRCASING AVAILABILITY)

A beautifully presented modern two bedroom house, offered under the shared ownership scheme, in a delightful cul-de-sac in Aston Clinton, within convenient distance of amenities.

We are pleased to offer to the market this two-bedroom semi-detached house in the very popular village of Aston Clinton. Available on the shared ownership scheme the price shown is for a 45% share.

This property, built in 2018, briefly comprises of an entrance hall and cloakroom, modern fitted kitchen, light and airy open plan living/dining room (with door to enclosed garden). Upstairs you will find two double bedrooms and a family bathroom. This home comes with a driveway providing parking for up to three vehicles. There is a well maintained rear garden with a lawn and patio.

Shared ownership provides an affordable way for you to become a homeowner, by buying a share in a new home and paying a subsidised rent on the remaining share. You can then purchase further shares in your home, up to 100%, which we call "staircasing". As further shares are purchased the rent reduces accordingly.

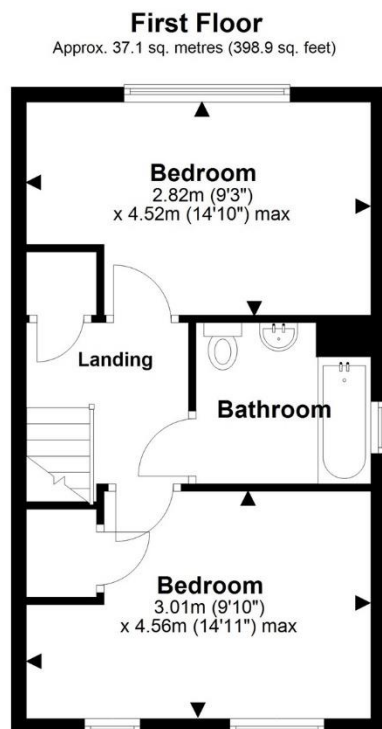
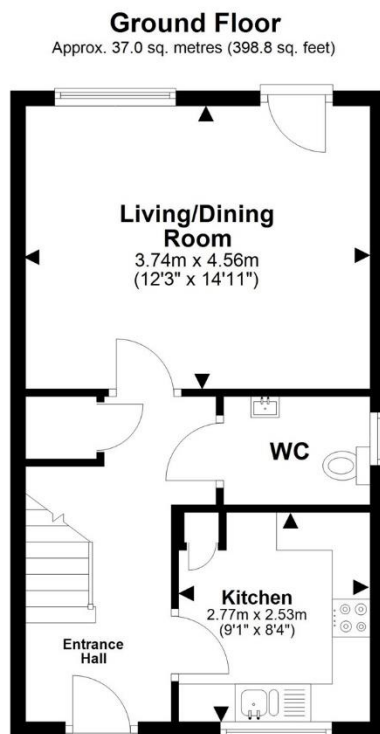
Whilst being tucked away in a peaceful spot, the property is conveniently within short walking distance to village gastro pubs, shops, post office and the village park with café and woodland.... ideal for kids to play or lovely dog walks. The village also has a doctor's surgery, pharmacy and dentist. A little further away, approximately three miles, are Tring and Wendover; both charming market towns with further amenities and train stations serving London Euston and Marylebone respectively. The A41 at Aston Clinton links the M1 and M25 motorways providing easy access to London airports.

Agents Notes:

N.B The rent payable based on a 45% share is currently £615.56 pcm. The current service charge of £79.75 pcm for any other information, please contact the branch.







Total area: approx. 74.1 sq. metres (797.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

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EPC rating – B Council Tax Band - D

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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