



21 WARING CRESCENT ASTON CLINTON BUCKINGHAMSHIRE HP22 0AB

£750,000

A superb detached, four double bedroom family home in a sought after position close to amenities. Solar panels, air conditioning, south/west facing garden – No Chain

This attractive family home occupies an enviable position with a sunny and secluded garden, in a peaceful position close to the centre of Aston Clinton and within short walking distance of amenities including the primary school, shop and restaurants. The house was built around six years ago and comes with the remainder of its ten year NHBC warranty, giving peace of mind for the future. The current owner selected this plot for its attractive secluded position on the outskirts of the small development and has made several improvements since. Eight solar panels have been installed with battery storage in the loft, providing reliable energy and significantly reducing your electricity costs and your carbon footprint. Air conditioning and fresh air ventilation systems are installed, adding to the contemporary lifestyle offered with this home.

As you would expect, the accommodation is finished to a high specification and has an appealing layout, arranged over two floors and comes with a detached garage with power and light, and a driveway for additional cars. Step through the front door into the inviting entrance hall with a guest cloakroom, stairs to the first floor with generous storage cupboard space under, and a lovely, tiled floor which continues through to the kitchen/family room at the rear. The kitchen/dining/family room is at the rear of the home with direct access to the garden and offers sociable space to entertain family and guests for dinner, or lounge on a sofa for a peaceful evening in front of the TV. The well-appointed kitchen featured a built in Neff double oven and a five-ring gas hob under an extractor canopy. There is an integrated fridge freezer and Bosch dishwasher. A gas boiler serves the central heating system, with an air-conditioning system for the warmer months. Adjacent to the kitchen is a utility/cloak room with storage, space for the washing machine and a w/c and sink. There is a study at the front of the house which is ideal for those working from home, and a dual aspect living room with a bay window. Modern shutters have been fitted to all the windows at the front of the house.

Upstairs are four very good size double bedrooms and a family bathroom. The two largest bedrooms have stylish contemporary wardrobes, and the principal bedroom has an en-suite shower.

Outside, there is an attractive rear garden which is south/west facing enjoying the best of the afternoon and evening sunshine. Of particular note is the privacy and seclusion which was high on the current owners list of must haves and the extended patio is an excellent space to entertain in the warmer weather. There is a side door into the garage, from the garden, which has power and light and offers superb additional 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, woodland and the Wendover arm of the Grand Union Canal. 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!

There is also a doctors surgery, pharmacy and a dentist, with more amenities at nearby Tring, Wendover and Aylesbury including Theatre, Cinema, shopping centre and Grammar Schools amongst many other things.







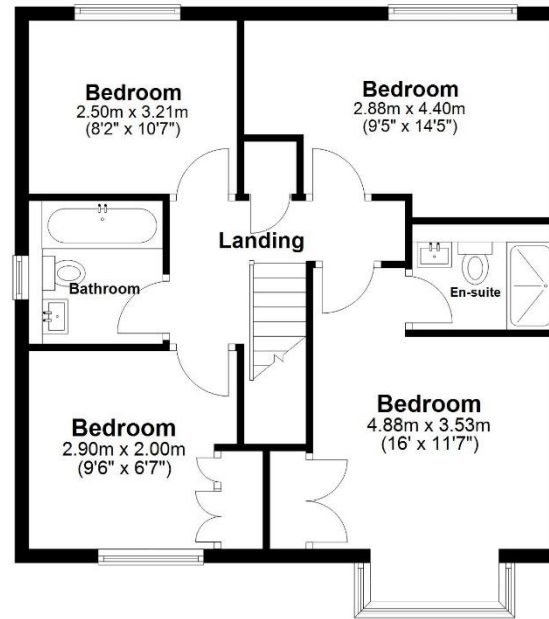
Ground Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



Total area: approx. 134.7 sq. metres (1450.0 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
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EPC rating – B Council Tax Band - F

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