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Waring Crescent, Aston Clinton HP22 0AB

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A beautifully presented four bedroom detached family home, situated on a corner plot in popular village of Aston Clinton.



Entrance Hall

Entering the property the light and spacious entrance hall welcomes you into the property. With doors leading you into the lounge, kitchen/diner and cloakroom. You will also find the stairs to the first floor, carpeted flooring and a radiator.

Lounge

The dual aspect lounge offers light in abundance. You will find carpeted flooring, windows to both the front and side aspects with the side window having a window seat with storage beneath, a radiator and a storage cupboard.

Kitchen / Diner

This impressive kitchen offers a good range of storage with both wall and a floor units. There are dual windows to the front aspect, a stainless steel sink and drainer, work surfaces and up stands to all sides, high level built in double ovens, a large five ring gas hob with extractor over, built in appliances including washing machine, fridge / freezer and dishwasher and tiled flooring. The dining area has French patio doors leading out to the garden with windows to both sides and a radiator.



The Cloakroom

The cloakroom offers a wash hand basin, low level W/C, a window to the rear aspect and a radiator.

First Floor Landing

Rising from the ground floor the landing you find doors to all bedrooms, bathrooms and an airing cupboard.

Master Bedroom

The master bedroom offers dual windows to the front aspect, built in wardrobes, carpeted flooring and a radiator.

En-suite to Master

The en-suite comprises of a large shower cubicle, wash hand basin, low level W/C, part tiled walls and flooring, window to the side aspect and a radiator.

Bedroom Two

The second bedroom is a good sized double with carpeted flooring, dual aspect windows to the front and side aspects and a radiator.

Bedroom Three

Bedroom Three is another double with a window to the side aspect, carpeted flooring and a radiator.

Bedroom four

Bedroom four has a window to the front aspect, carpeted flooring and a radiator.

Family Bathroom

The main bathroom has a window to the rear aspect, bath with a mixer tap and built in shower above, a floating wash hand basin, low level w/c, part tiled walls and floor and a heated towel rail.

Outside

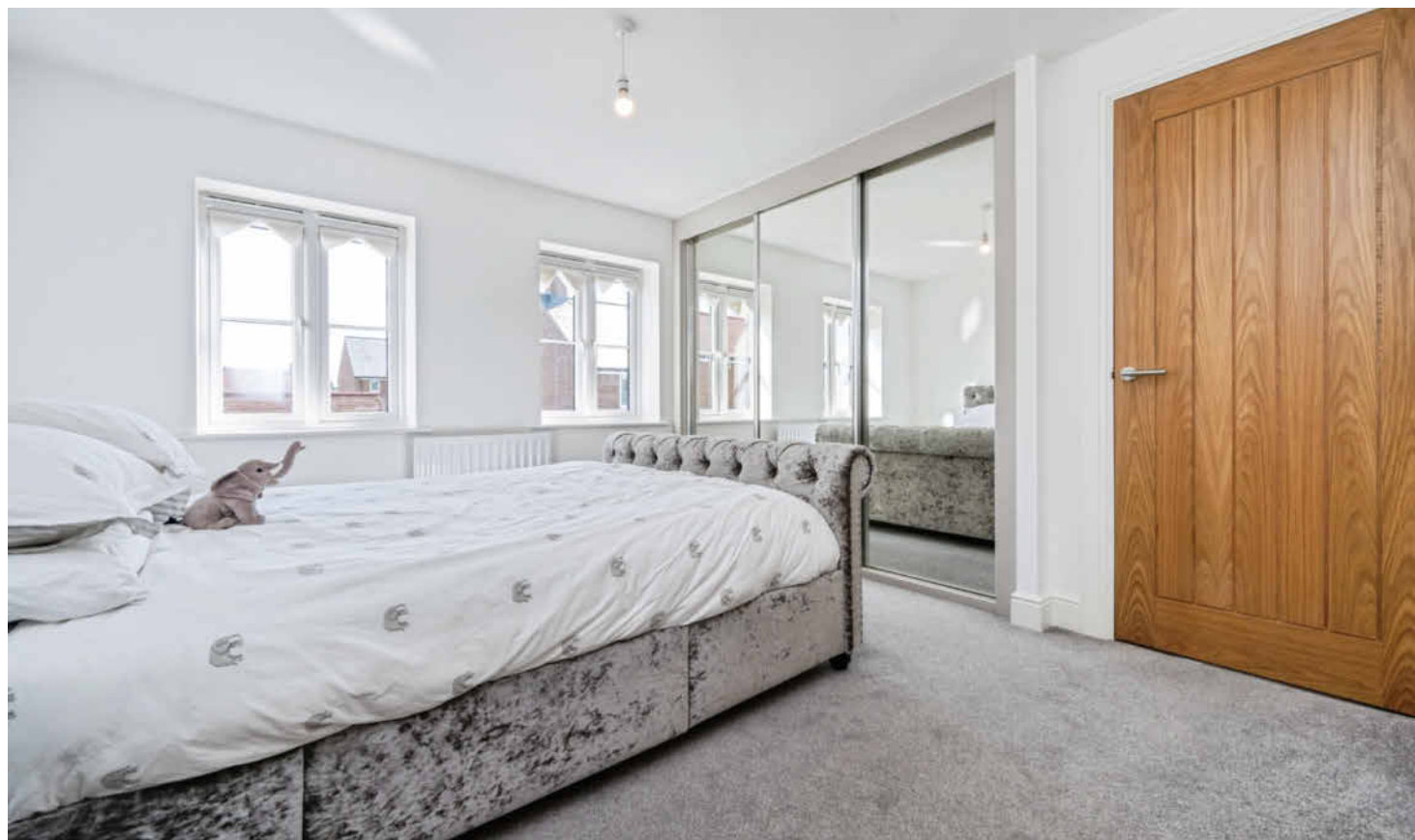
To the front is a small path leading to the front door, flower borders containing a good range of flowering plants and shrubs, there is a driveway parking for multiple cars, access to the large tandem garage and a side gate entering the rear garden. The rear garden has a patio directly leading off of the kitchen/diner, lawns which lead you the rear of the garden and behind the garage.





Education

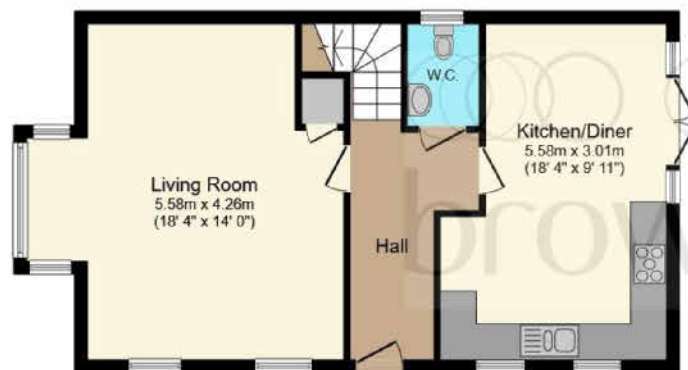
Schooling - Aston Clinton School (0.8 miles)
 Goldfield Infants' and Nursery School (1.7 miles)
 Haydon Training Independent School (3.0 miles)
 Aylesbury College (5.1 miles)
 Buckinghamshire UTC (5.2 miles)
 Tring Park School for the Performing Arts (2.1 miles)
 Tring School (2.3 miles)



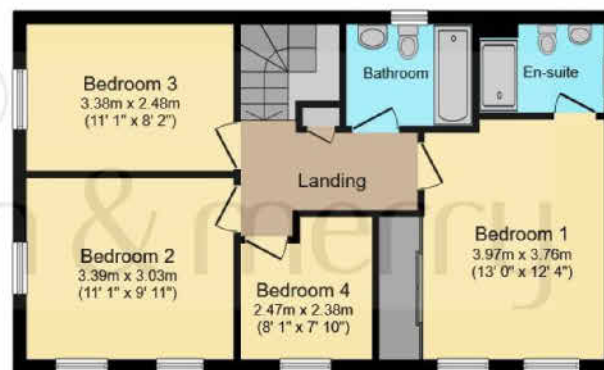
Location

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

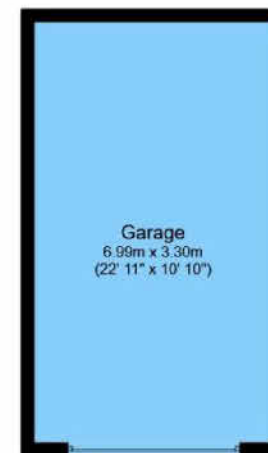
lovely fields providing the perfect play area or dog walks. Various gastro pubs offer excellent food in a charming atmosphere along with Chinese and Indian restaurants. The village store caters for your day to day needs and incorporates a Post Office. There is even a petrol station with Budgens and Costa Express! Aylesbury Town is nearby offering a more comprehensive range of facilities including Theatre, Cinema, shopping centre and Grammar Schools amongst many other things.



Ground Floor



First Floor



Garage

Total floor area 137.1 m² (1,475 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Waring Crescent, Aston Clinton HP22 0AB

A substantial detached family residence built in 2020. Nestled within the popular village of Aston Clinton lies this exquisite four- bedroom detached house that stands proudly on a corner plot, showcasing immaculate condition and contemporary design.

Price

£625,000

- Four Bedrooms
- Two bathrooms
- Garage and Driveway Parking
- Built in 2020

EPC Rating: B

Council Tax Band: F

Tenure: Freehold

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To find out more information or to arrange a viewing call

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