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# Temptation comes in many forms...



Aston Clinton

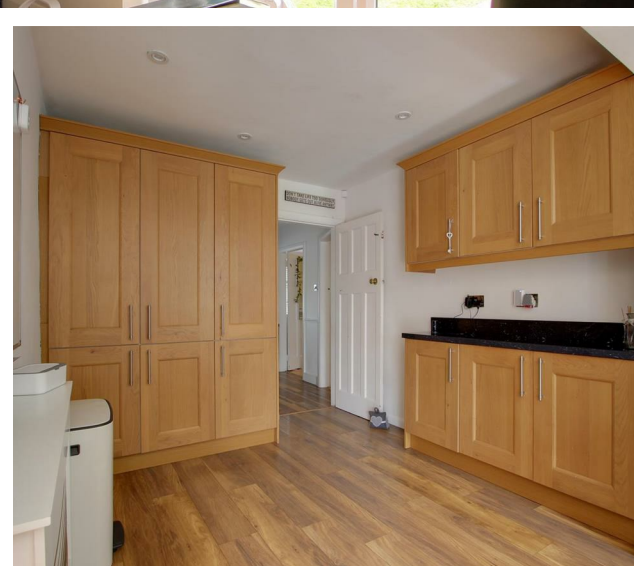
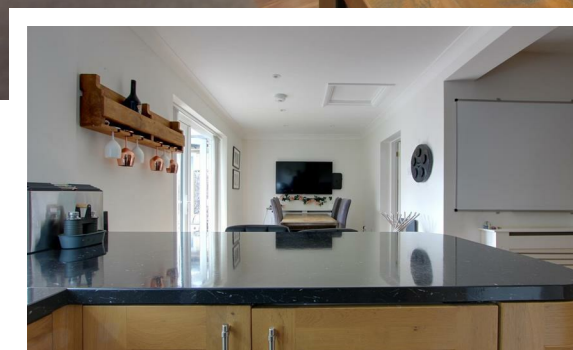
OFFERS IN EXCESS OF £625,000

# Aston Clinton

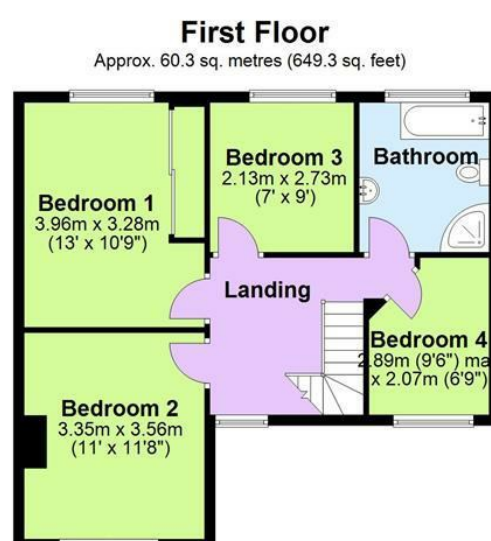
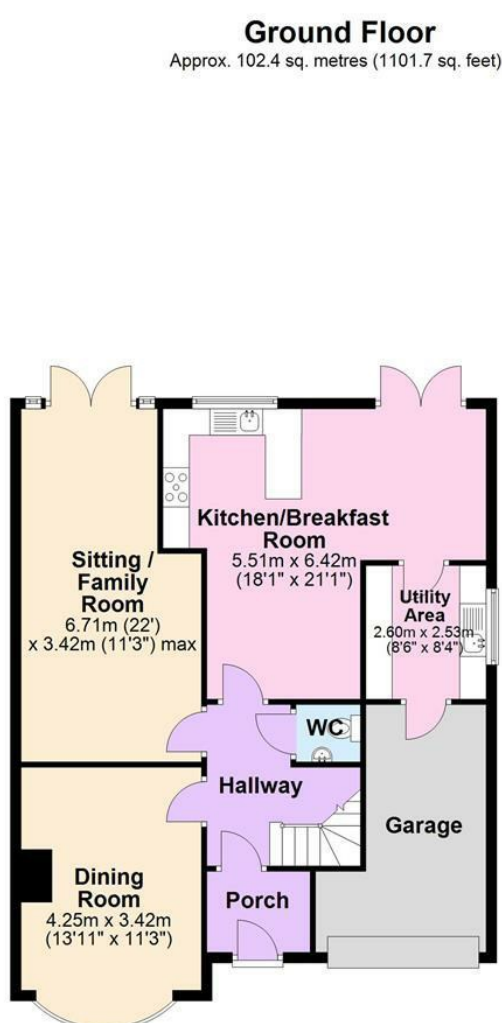
OFFERS IN EXCESS OF

£625,000

Located in a central location in Aston Clinton is this mature four bedroom family home which also benefits from a Southerly facing garden with garden cabin, open plan kitchen/dining room with separate utility room. NO UPPER CHAIN.

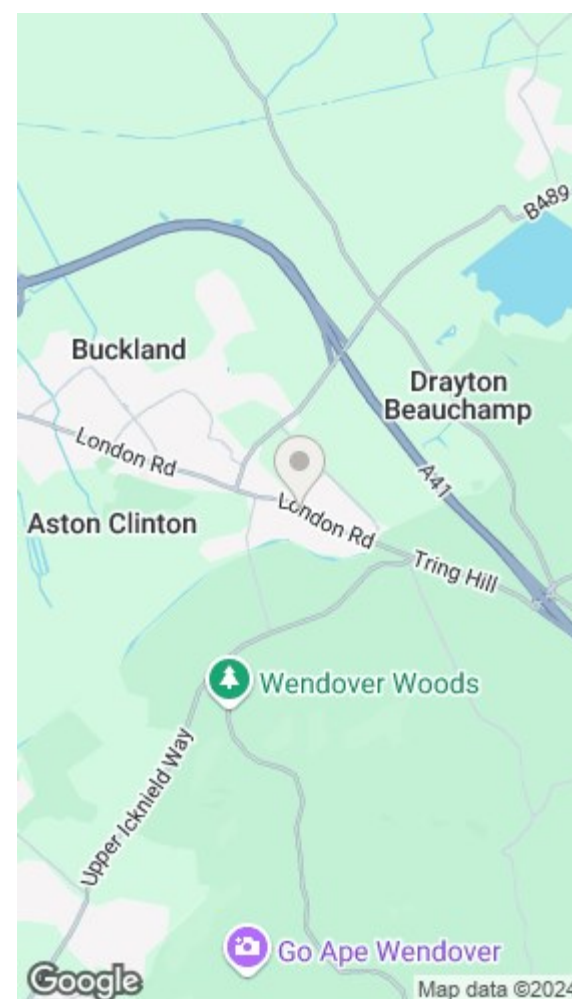


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Total area: approx. 162.7 sq. metres (1751.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	84		

Energy Efficiency Rating: 73 (Current), 84 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: Current and Potential ratings are not specified in the image.





Offered for sale with the benefit of an open plan kitchen/dining room with separate utility room, 2 further reception rooms and 4 bedrooms.



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#### Ground Floor

The entrance hall is spacious and welcoming, leading to three separate reception rooms. The stunning kitchen, recently refitted, provides a fantastic entertaining space with French doors opening onto the south facing rear garden. With 1930's features throughout, the dining room benefits from a bay window and feature fireplace. The large reception room, which has a log burner, has French doors leading onto a lovely decked area in the garden. The downstairs accommodation is completed by a cloakroom, and a separate utility room that provides internal access to the garage.

#### First Floor

Upstairs, a spacious landing leads to four bedrooms, all of which offer versatility and can be arranged to suit your family needs. All bedrooms are served by the modern family bathroom. If more space is required, there is scope to convert the loft to create a fifth bedroom, or perhaps a master suite, subject to obtaining the relevant planning permission.

#### Outside

Outside, the south facing rear garden provides a wonderfully sunny space for the whole family to enjoy a Summers BBQ and also has the added bonus of a timber framed garden cabin which is fully insulated with power and light. To the front there is plenty of off-street parking, with added privacy provided by large wooden, lockable gates.

#### The Location

Aston Clinton is conveniently located a few miles from the neighbouring towns of Tring, Wendover and Aylesbury.

Communication links are excellent, with the A41 approximately 1.5 miles, providing a dual carriageway link direct to the M25 (J20). There are mainline train stations in Tring (regular and direct service to London Euston in approx. 35 mins), Wendover and Stoke Mandeville (both with regular and direct service to London Marylebone in around 50 and 55 mins respectively).

Village facilities cater for many day-to-day needs, and include a doctor's surgery, local shop, school, restaurant, church, recreation ground and public houses. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Wendover, to the shopping centres and department stores of Aylesbury, which also boasts a multiplex cinema and a recently completed £42 million theatre.

Schooling is excellent and the village falls within the Grammar Schools catchment area in Aylesbury.

#### Planning

See below re previous approved planning application.

Part two storey, part single storey side extension and conversion of loft space to create additional living accommodation including insertion of dormer windows to front and rear

53 London Road Aston Clinton Buckinghamshire HP22 5LD. Ref. No: 04/01296/APP | Received: Wed 12 May 2004 | Validated: Wed 12 May 2004

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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