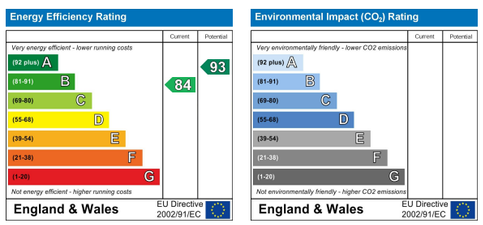
Floor plan

Total area: approx. 1538.0 sq. feet

Viewing

Please contact our Sterling Tring Office
on 01442 82 82 22 if you wish to arrange a viewing
appointment for this property or require further information.

Energy performance graph



Tring
tring@sterlinghomes.co.uk
01442 828 222

Property Management
lettings@sterlinghomes.co.uk
01442 822 210

Kings Langley
kingslangley@sterlinghomes.co.uk
01923 270 666

Berkhamsted
berkhamsted@sterlinghomes.co.uk
01442 879 996

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sterling estate agents

Aylesbury

4 2 2 B

£2,250 Per Calendar Month

Aylesbury

£2,250 Per Calendar Month

Sterling Lettings are pleased to offer for let this well presented four bedroom detached family home with garage and driveway parking set on the ever popular Aston Reach development. Internally the accommodation comprises entrance hallway, spacious reception room, kitchen/diner with appliances and doors opening to the rear garden, guest cloakroom, four well appointed bedrooms, the master benefitting from en suite shower room and fitted wardrobes, plus family bathroom. In addition to gas central heating this delightful property also benefits from garage and driveway parking and is conveniently located within easy reach of local schools and amenities. Offered Unfurnished & Available 1st August 2026!

Distance to Stations
Stoke Mandeville Station (2.8 Miles)
Aylesbury Station (3.4 Miles)
Wendover Station (4.5 Miles)
Aylesbury Vale Parkway (5.8 Miles)
Cheddington Station (8.3 Miles)
Tring Station (8.7 Miles)

Distance to Schools
Broughton Junior School (1.0 Miles)
Bedgrove Junior School (1.1 Miles)
Bedgrove Infant School (1.2 Miles)
Turnfurlong Junior School (1.7 Miles)
Aylesbury Grammar School (1.8 Miles)
Aylesbury High School (1.9 Miles)
The Grange School (2.0 Miles)
Aston Clinton School (2.3 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time

a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

Material Information
Rent - £2,250.00 per calendar month
(£519.23 per calendar week)
Deposit - £2,596.15
Council Tax Band - F (Buckinghamshire Council - Aylesbury Vale District)