



Waring Crescent, Aston Clinton
£675,000





- Modern kitchen/dining area with ample storage and workspace
- Dual-aspect living room filled with natural light
- Secure driveway and garage providing off-road parking
- Situated in the sought-after village of Aston Clinton close to amenities and transport links
- Contemporary family bathroom, en-suite to master and additional downstairs WC
- Private rear garden perfect for entertaining
- Spacious and versatile accommodation throughout
- Four-bedroom detached family home

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- Council Tax band: F
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B
 - EPC Environmental Impact Rating: B

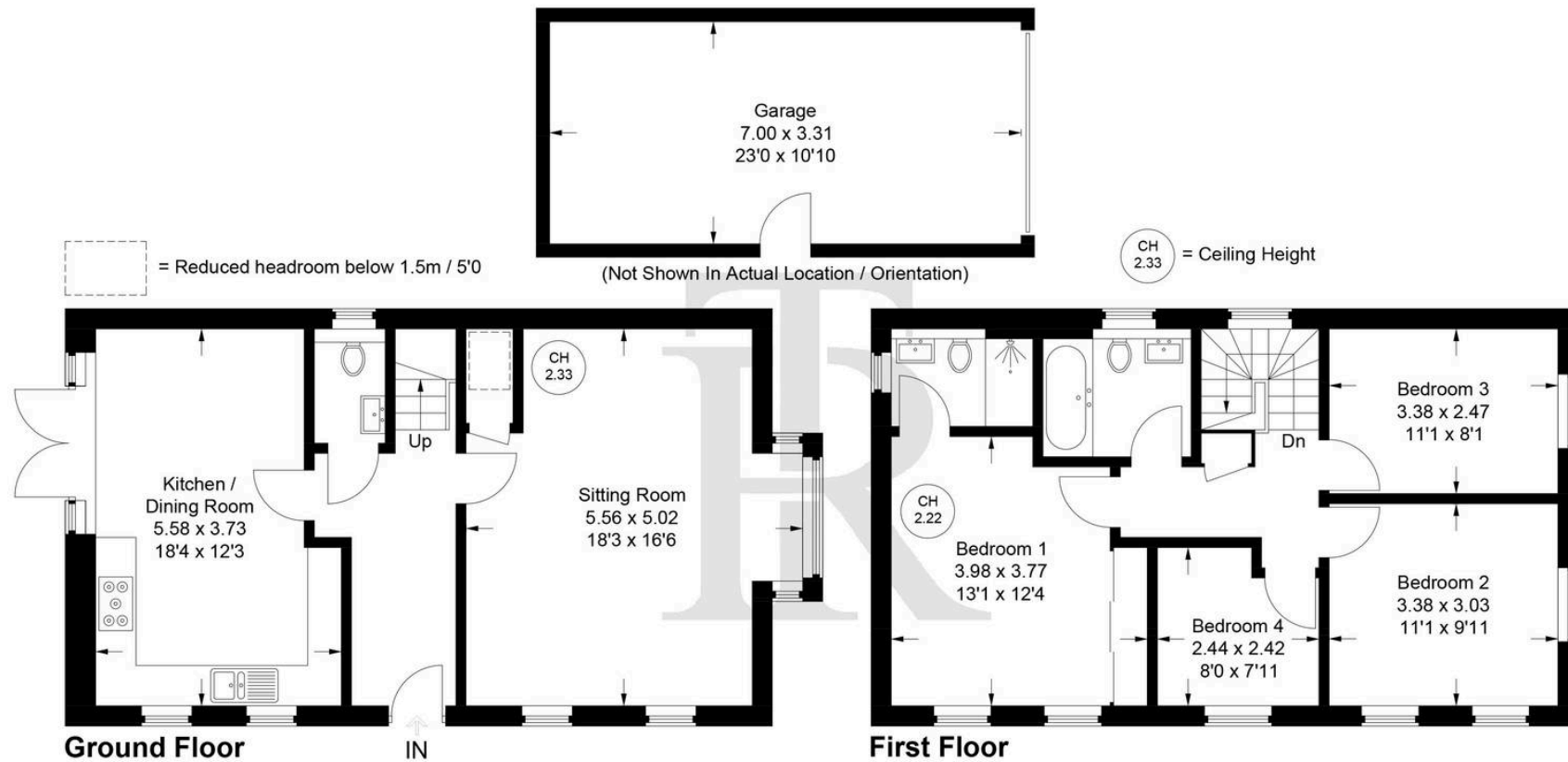
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.



This impressive four-bedroom detached family home is ideally positioned within a sought-after development in the vibrant village of Aston Clinton. Designed with modern family living in mind, the property offers spacious and versatile accommodation throughout, perfect for those seeking both comfort and functionality. The welcoming entrance hall leads to a dual-aspect living room, which is filled with natural light and provides a relaxing space for the whole family. The heart of the home is the contemporary kitchen and dining area, featuring ample storage and workspace, making it ideal for both every-day meals and entertaining guests. Upstairs, the master bedroom benefits from a stylish en-suite shower room, while three further well-proportioned bedrooms are served by a modern family bathroom. A convenient downstairs WC adds to the practicality of the layout. The property is move-in ready (turn key) and still benefits from five years remaining on the NHBC warranty, offering peace of mind to its new owners. Additional features include gas central heating, double glazing, and a secure driveway with garage providing off-road parking.

The property sits on a generous plot with excellent kerb appeal, complemented by a private rear garden that is perfect for entertaining family and friends. The garden offers a safe and secure environment for children to play or for adults to enjoy alfresco dining during the warmer months. Well-maintained borders and a patio area create an inviting outdoor living space, while side access leads to the driveway and garage, ensuring practicality and ease of movement around the property. The front garden is attractively landscaped, enhancing the overall appeal of the home and providing a welcoming approach. With convenient access to local amenities, reputable schools, and excellent transport links, this property is ideally situated for both commuters and families alike. Whether you are looking to relax in your own private oasis or explore the surrounding area, this home offers the perfect blend of comfort, style, and convenience. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





Waring Crescent, HP22 0

Approximate Gross Internal Area
 Ground Floor = 57.2 sq m / 616 sq ft
 First Floor = 55.4 sq m / 596 sq ft
 Garage = 23.1 sq m / 249 sq ft
 Total = 135.7 sq m / 1461 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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