





**£625,000**

Situated in the sought after Buckinghamshire village of Aston Clinton this beautifully presented four bedroom detached family home provides easy access to all local amenities and nearby train stations. The property offers an open plan fitted kitchen/dining room, separate lounge, main bedroom with en suite shower room, downstairs cloakroom, enclosed gardens, garage and driveway.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Radiator, stairs rising to first floor.

## CLOAKROOM

Double glazed frosted window to rear aspect. Low level WC, pedestal wash hand basin, radiator.

## LOUNGE

A double aspect room with two double glazed windows to front aspect and double glazed bay window with fitted bench seating to side aspect. Two radiators, under stairs storage cupboard.

## KITCHEN/DINING ROOM

Two double glazed windows to front aspect and double glazed double doors to side. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated dishwasher, washing machine, fridge and freezer, built-in oven and gas hob with extractor fan over, one and a half bowl sink unit with mixer tap, concealed wall-mounted gas boiler, two radiators.

## LANDING

Double glazed window to rear aspect. Access to loft space, storage cupboard.

## BEDROOM ONE

Two double glazed windows to front aspect. Range of built-in wardrobes, radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to side aspect. Tiled shower cubicle, low level WC, wash hand basin, radiator.

## BEDROOM TWO

Double glazed windows to front and side aspects. Radiator.

## BEDROOM THREE

Double glazed window to side aspect. Radiator.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

## OUTSIDE

## GARAGE

Garage with up and over door, power and lighting.

## FRONT GARDEN

Pathway to front door with flower and shrub beds, driveway parking leading to garage.

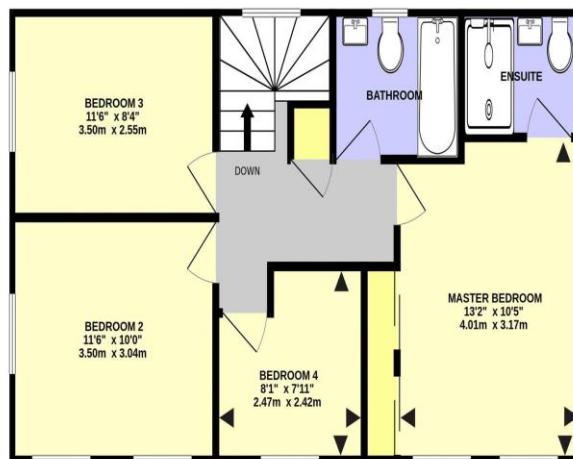
## REAR GARDEN

Mainly laid to lawn with paved patio area, all enclosed by walling and fencing, gated side access.

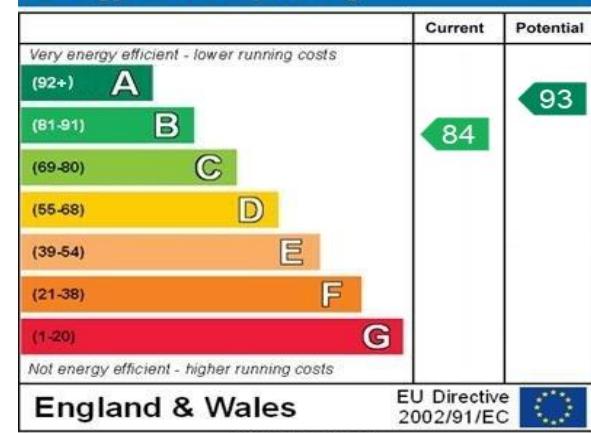
GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



### Energy Efficiency Rating



WARING CRESCENT, ASTON CLINTON HP22 0AB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1441 sq.ft. (133.8 sq.m.) approx.

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