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Is there a price that would tempt you to sell or let your property?  
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# Temptation comes in many forms...



# Aston Clinton

£450,000

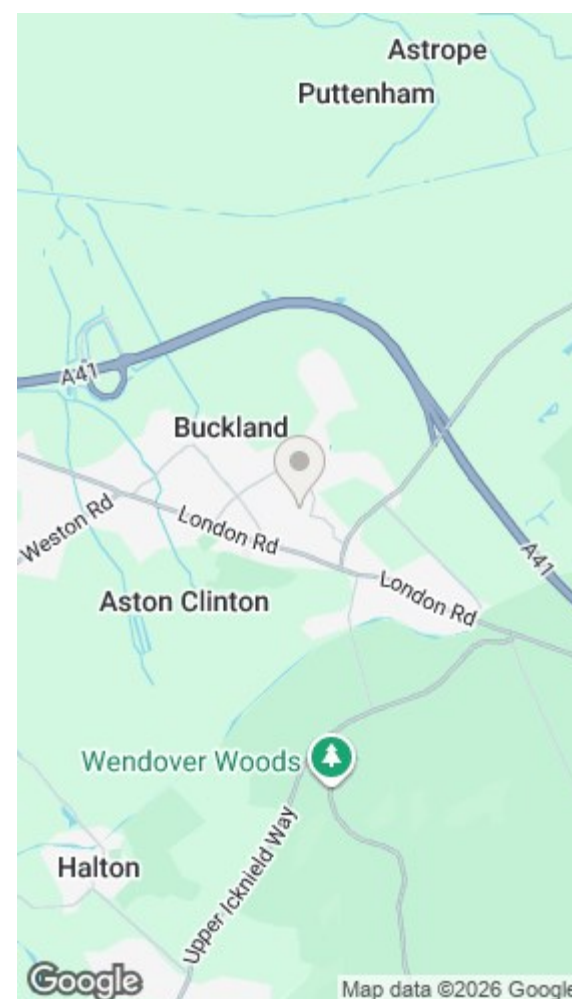
Rare to the market and positioned in a peaceful setting in the heart of the village close to amenities, we present for sale this wonderful semi detached home. Offering flexible accommodation reaching 1,100 sq ft to include a superb open plan kitchen/dining room which opens to a second reception room which complements the living room/bedroom three at the front of the property. Stunning rear garden with cabin.



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Total area: approx. 1022.8 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A rare chance to purchase a large two/three double bedroom semi with scope to convert the attic space to a fourth bedroom potentially also with ensuite STNP.



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#### Ground Floor

On the ground floor, an entrance hallway accesses storage cupboards, the cloakroom, and stairs to the first floor landing. Doors open to an over 17 ft. long sitting room which would make a great ground floor third bedroom and the open plan kitchen/dining room which has a door to the utility room and a walk through to the family area. This L-shaped family area includes a nook which could be used as a study area and has French doors to the patio and rear garden.

#### First Floor

Off the first floor landing are two double bedrooms, both with built-in wardrobes, and a modern three piece family bathroom with a shower over the bath. The loft is boarded with a ladder and light which could be converted subject to planning.

#### Outside

In a cul-de-sac in the centre of Aston Clinton, there is off street parking behind the rear garden. A low maintenance front garden is enclosed by a gated picket fence. The rear garden can be accessed from the side and rear and has a stone paved patio adjacent to the family room leading to a lawn. Within the garden are raised flower beds and at the rear is a garden cabin with a veranda. A double gate provides access into an area of hardstanding which could make additional off road parking if required.

#### The Location

Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location for the latest luxury development of exclusive family homes. Sought after by families; the area offers the envied grammar school education system, providing a wide choice of local senior schools including the Sir Henry Floyd Grammar School, Aylesbury High School for girls and Aylesbury Grammar School for boys. There is also a number of local primary schools.

#### Village Ambiance

Whilst retaining its traditional village atmosphere and providing local convenience shopping, Aston Clinton is also well connected for those travelling further afield. The town of Wendover is within a short driving distance and offers a range of specialist shops, banks, cafes, restaurants, boutiques and Metro style supermarkets. The towns of Tring and Aylesbury are also within reach providing a choice of department and superstores. There is a host of historic country pubs and inns around the area, with restaurants offering cuisines to suit most tastes. Aston Clinton itself boasts a wide range of popular cuisine at The Bell, which is within walking distance of The Chilterns.

#### 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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