



PORTFOLIO
from


brown & merry

Waring Crescent, Aston Clinton , Buckinghamshire

32 Waring Crescent, Aston Clinton, Buckinghamshire HP22 0AB

An excellent opportunity to acquire a 43% share (Shared Ownership) of this beautifully presented three bedroom family home in the heart of Aston Clinton. A perfect opportunity for first time buyers looking to move into an almost new home.



Entrance Hall

You will find doors to the kitchen, lounge/diner and cloakroom as well as stairs leading to the first floor.

Kitchen

The well appointed kitchen has a good range of both wall and floor units, integrated appliances, window to the front aspect.

Lounge / Diner

A light and spacious lounge / diner with windows and a door leading out to the terrace and garden beyond.

Cloakroom

The spacious cloakroom has a w/c, wash hand basin and a radiator.

First Floor Landing

The spacious landing has doors to all three bedrooms, the family bathroom and access to the loft, this space is currently utilised as a home office space.



Bedroom One

The main bedroom has two windows to the rear aspect, carpeted flooring and a radiator.

Bedroom Two

The second double has a window to the front aspect, carpeted flooring and a radiator.

Bedroom Three

The third bedroom has a window to the front aspect, carpeted flooring and a radiator.

Family Bathroom

A well appointed bathroom with a white suite, bath with chrome mixer tap and shower above, W/C, wash hand basin also with a mixer tap, part tiled walls and a radiator.



Outside

To the front of the property there is a private driveway providing parking for two vehicles, and path leading to the front door.

To the rear of the house is a spacious paved terrace and path leading to a timber garden shed, the remainder of the garden is laid to lawn and fully enclosed by panelled fencing, gated access to the front.

Location

Situated in the village of Aston Clinton, at the foot of the Chiltern Hills. Aston Clinton has a village shop, a choice of public houses, restaurants, doctor's surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston

Clinton Park. The nearest market town is Tring, which offers a comprehensive range of shopping facilities, including Tesco and Marks & Spencer food hall. There is easy access to the A41 which connects with Junction 20 of the M25. Tring Station offers a frequent service to London Euston (35 mins). Wendover offers an alternative service to London Marylebone (55 mins).

Education

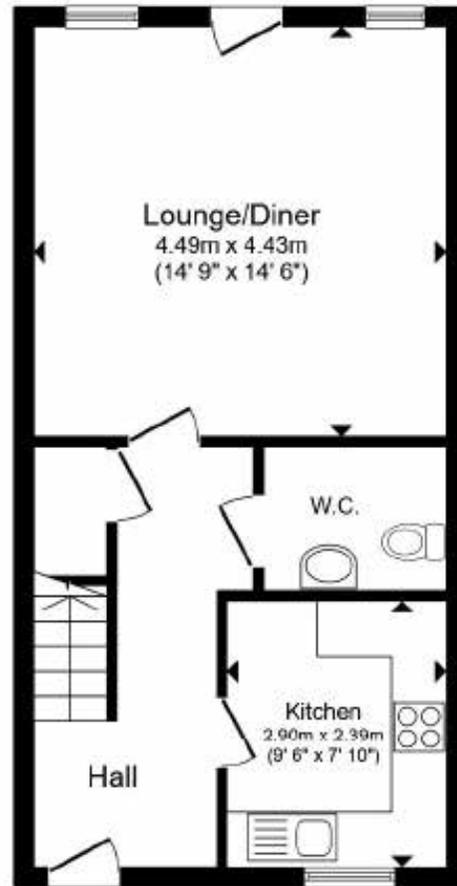
Buckinghamshire has been renowned for its schooling for

many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.

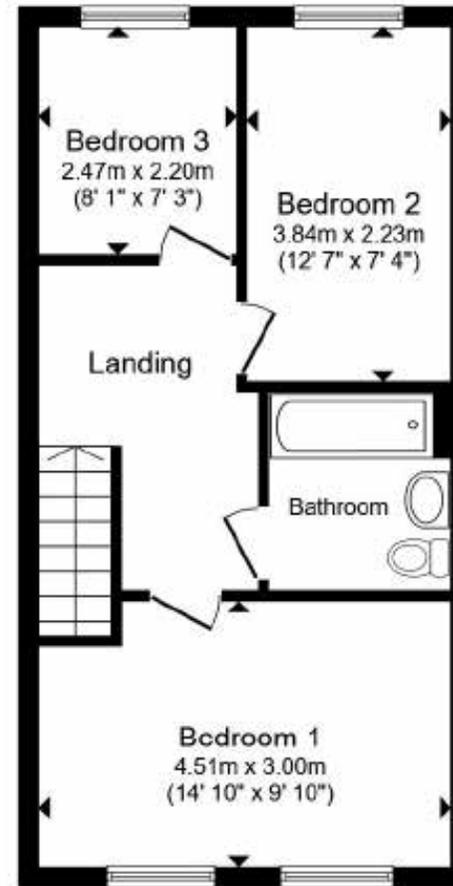
Monthly charges

Rent Charges £695.24
Service Charge £25.42
Building Insurance £16.31
Management Fee £5.87





Ground Floor



First Floor

Total floor area 81.7 m² (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Waring Crescent, Aston Clinton , Buckinghamshire

A fantastic opportunity for a local family to buy a 43% share of this shared ownership property. Situated on the Aston Brook development, conveniently located within the picturesque village of Aston Clinton. This three bedroom home offers a superb living space with allocated parking and private rear garden.

Fixed Price

£197,800 FOR 43% SHARE

- Shared Ownership
- Three Bedrooms
- Lounge / Diner
- Garden and Parking

EPC Rating: B

Council Tax Band: D

Tenure: Leasehold

Years left on lease: 118

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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Buckinghamshire HP22 6DU

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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