



39 Waring Crescent

Aston Brook | Aston Clinton | Bucks | HP22 0AB



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Williams Properties are pleased to present this imposing double fronted four bedroom detached home set in the highly sought after Buckinghamshire village of Aston Clinton. The property enjoys an open plan kitchen and dining area with fully integrated appliances and French doors opening into the rear garden. Also a dual aspect sitting room with walk in bay window. On the first floor the master bedroom includes built-in wardrobe and an en-suite, there are three further bedrooms and a family bathroom. The property sits on a corner plot and has garage and driveway alongside. Buyer Schemes and offers which can include Stamp Duty Paid, Part Exchange or Smooth Move Assistance.

Price £525,000

- Part Exchange Available
- Brand New Property
- En-Suite Master Bedroom
- Kitchen/Diner With Appliances
- Smooth Move Scheme
- Four Bedrooms
- Lounge With Bay Window
- Gardens, Drive & Garage

Aston Clinton

Aston Clinton is a sought after vibrant village in the county of Buckinghamshire. The village boasts a variety of amenities including local shops, schools, public houses, Doctors Surgery, Dentist, Hotel & Inn, Restaurants, Veterinary Surgery and Churches. For sports enthusiasts the village caters for cricket, football, tennis and bowls among others and there are numerous golf courses within the local area. The nearby towns of Aylesbury & Wendover both offer main line train stations running to Marylebone (45-50 minutes), and there are bus links to all towns. The school catchment area for Aston Clinton includes the grammar schools in Aylesbury, the Aston Clinton Combined School, John Colet School in Wendover and the Tring Arts Educational School.

Council Tax

Band TBC.

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance Hall

Carpeted hallway with stairs to first floor, doors to the kitchen, lounge and downstairs cloakroom.



An imposing double fronted four bedroom family home set on a corner plot position in a highly sought after Buckinghamshire village which offers schooling, shops, eateries and recreational facilities.



Downstairs Cloakroom
Comprising of a WC, hand wash basin with tiled splash backs, radiator, room extractor and window.

Lounge
A generous room with walk in bay window, radiator and room for a three piece suite and other furnishings.

Kitchen/Dining Room
Set across the rear of the property and comprising of base and wall mounted units, work tops with inset sink and hob with extractor hood over. The kitchen comes with fully integrated appliances which include, dishwasher, oven, fridge freezer and a washing machine. The dining area offers ample space for table and chairs and the room has recessed ceiling spot lights, windows and French doors overlooking the rear garden.

First Floor
The landing has a built in cupboard and doors to all bedrooms and the main bathroom.

Master Bedroom
Generous room with space for a double bed and other furnishings, radiator and twin windows. Door to the en-suite.

En-Suite
Comprising of a tiled shower cubicle, WC hand wash basin with tiled splash backs, heated towel rail, room extractor and window.

Bedroom Two
Space for double bed and other furnishings, radiator and windows.

Bedroom Three
Space for double bed, radiator and window.

Bedroom Four
Space for a bed and other furnishings, radiator and window.

Front Garden
Set on a corner plot the garden extends on two sides of the property and landscaped with lawn and pathway to the front door.

Driveway
Set to the side of the property with space for two vehicles and leads to the garage.

Garage
Longer than an average single garage and with an ups and over door to the front, light, power points and courtesy door to the rear garden.

Rear Garden
Landscaped with lawn and fully enclosed with panelled fencing.

AWAITING EPC

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

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



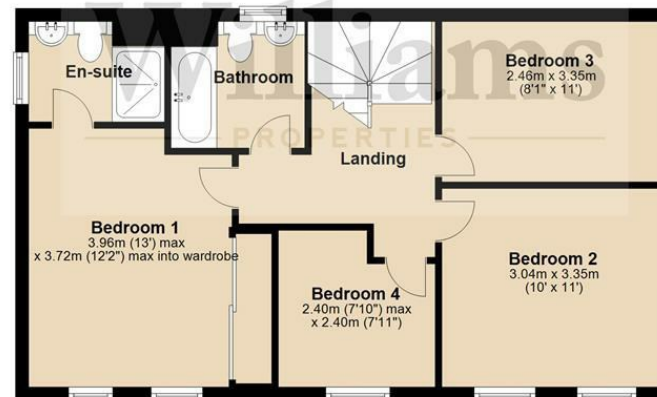
Ground Floor

Approx. 54.9 sq. metres (590.4 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 109.0 sq. metres (1172.8 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.