



Waring Crescent, Aston Clinton - HP22 0AB
£735,000

 **TIM RUSS**
& Company



Waring Crescent

Aston Clinton

- Built in 2018 - Benefits from remaining Building Guarantee
- Four Bedroom Detached
- Fitted Kitchen with Appliances
- Sitting Room with Interconnecting Doors
- Home Office/Play Room
- Utility Room and WC
- Family Bathroom and En-Suite Shower Room
- Enclosed Rear Garden
- Driveway to Detached 22' Long Garage.

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.



Waring Crescent

Aston Clinton

Stunning 4-bed detached house (built 2018) with modern charm. Fitted kitchen, spacious sitting room, home office/playroom, utility room, WC. Main bedroom with ensuit, built-ins. Enclosed garden, driveway with 22' garage. Ideal for modern living.

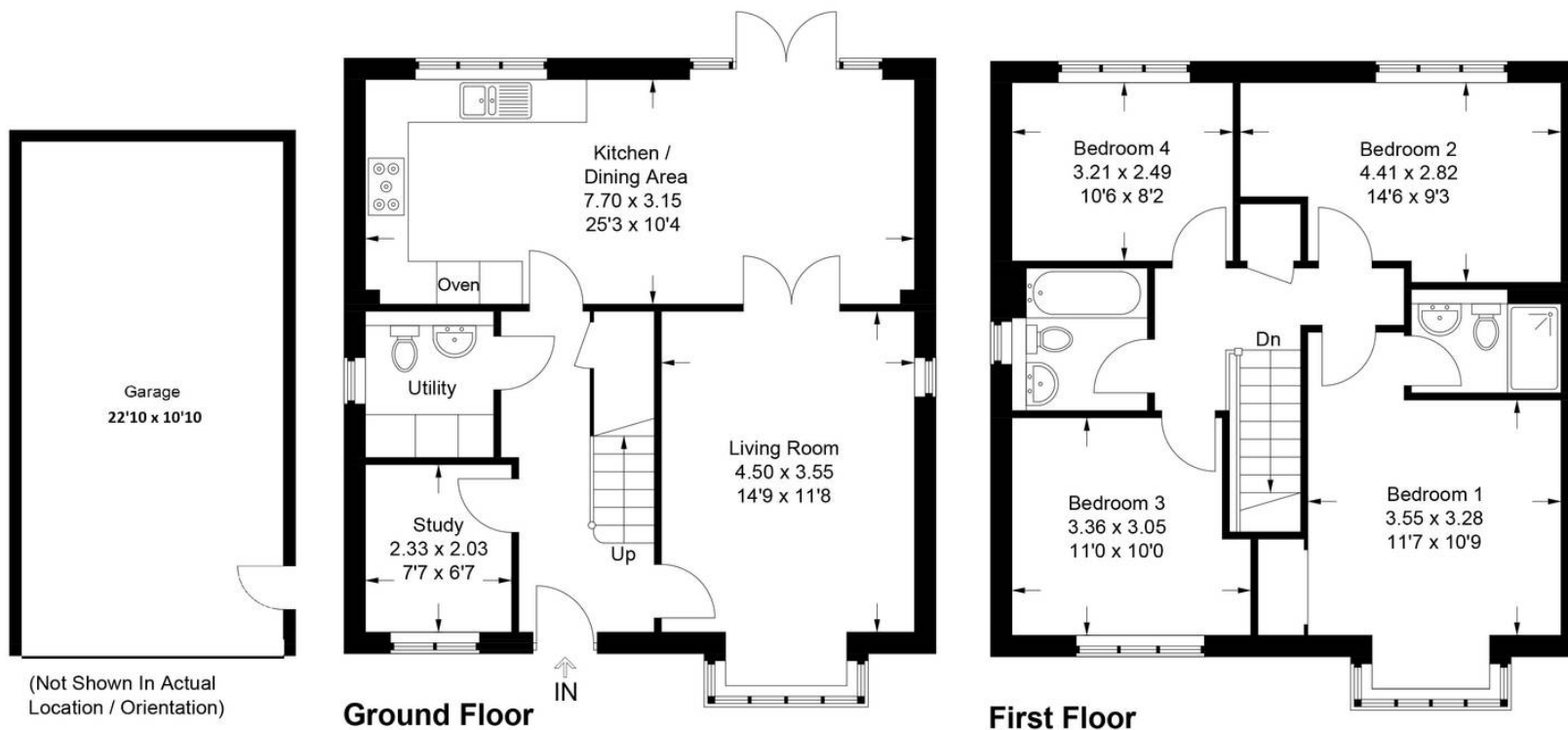
Presenting a splendid Four-bedroom detached house built in 2018 and benefiting from the remaining building guarantee. The property is full of modern charm and offers a comfortable living arrangement. The inviting interior boasts a fitted kitchen with a host of appliances including a 5 ring gas hob, a spacious sitting room with interconnecting doors to the kitchen/diner, a versatile home office/playroom, a convenient utility room, and WC for added comfort and functionality. The main bedroom enjoys the benefit of built in wardrobes and an ensuite shower and there is a well appointed family bathroom. Outside, an enclosed rear garden provides a peaceful retreat, perfect for relaxation or outdoor entertaining. Completing this impeccable residence is a driveway leading to a detached 22' long garage, offering ample parking and additional storage space. Nestled in a desirable location, this property presents an exceptional opportunity for those seeking a modern and well-designed home.

Council Tax band: F

Tenure: Freehold

EPC Rating: B





4 Waring Crescent

Approximate Gross Internal Area
 Ground Floor = 61.5 sq m / 662 sq ft
 First Floor = 60.9 sq m / 655 sq ft
 Total = 122.4 sq m / 1,317 sq ft
 (Excluding Garage)

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 and compass bearings before making any decisions reliant upon them.

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