



Waring Crescent, Aston Clinton
£735,000

 **TIM RUSS**
& Company



Waring Crescent

Aston Clinton, Aylesbury

- 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. 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, Aylesbury

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.

Introducing this immaculately presented 4 Bedroom Detached House, a contemporary abode built in 2018 and boasting the advantage of a remaining Building Guarantee. Stepping inside, you are greeted by a welcoming interior featuring a fitted kitchen with appliances, a cosy sitting room with interconnecting doors, a versatile home office/playroom, a convenient utility room, and a WC for added practicality. Upstairs, the property offers a family bathroom, and an en-suite shower room for added convenience. The property also features an enclosed rear garden and a driveway leading to a detached 22' long garage, providing ample parking and storage space for your convenience.

Outside, the expansive patio, extending across the width of the home and along the garage side, offers abundant room for al fresco dining, with double doors from the kitchen/diner creating a seamless indoor-outdoor flow, perfect for family BBQs. A courtesy door has been thoughtfully added to the garage for easy entry, complemented by a water tap and power points to facilitate outdoor activities.

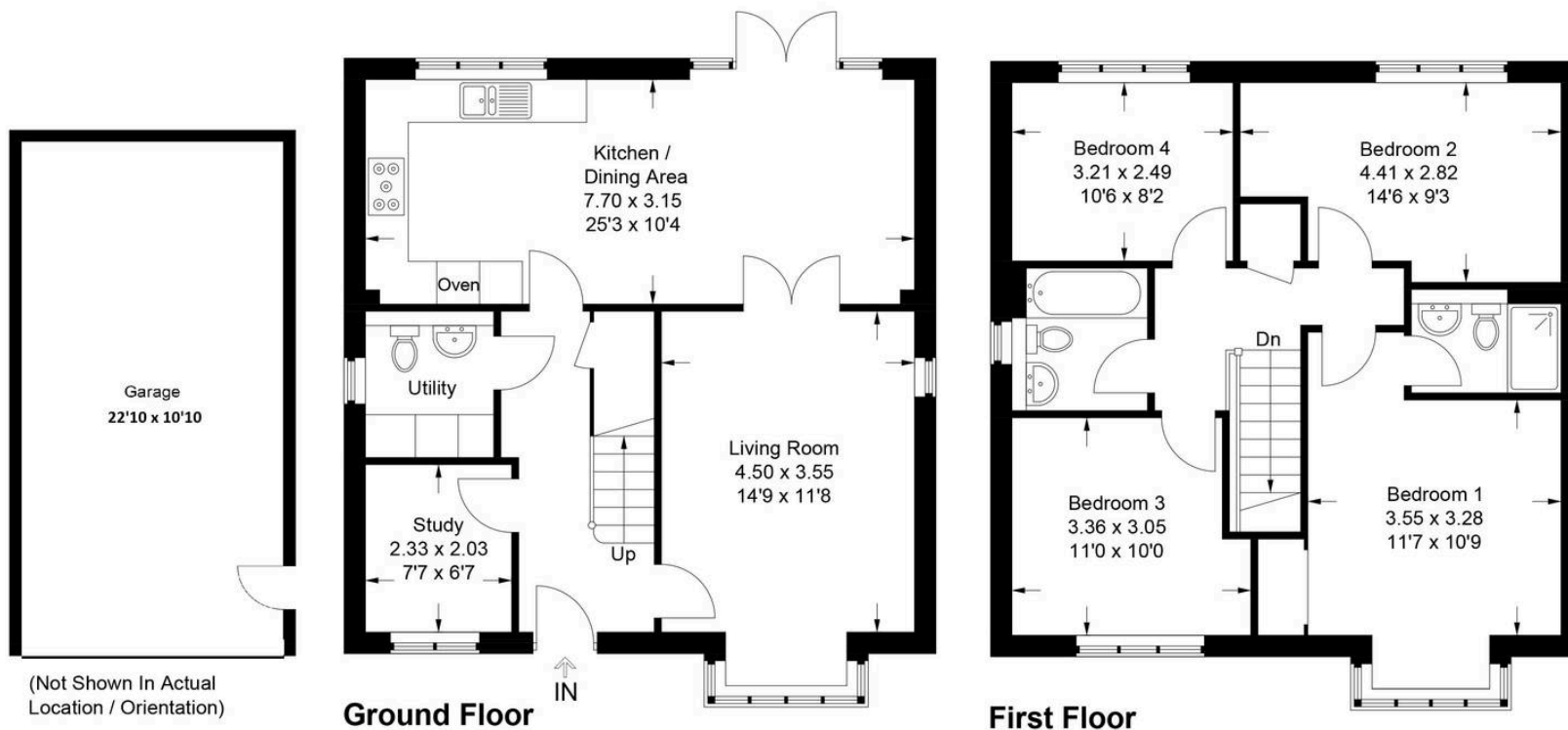
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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