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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

PRICE GUIDE £500,000

Aston Clinton

PRICE GUIDE

£500,000

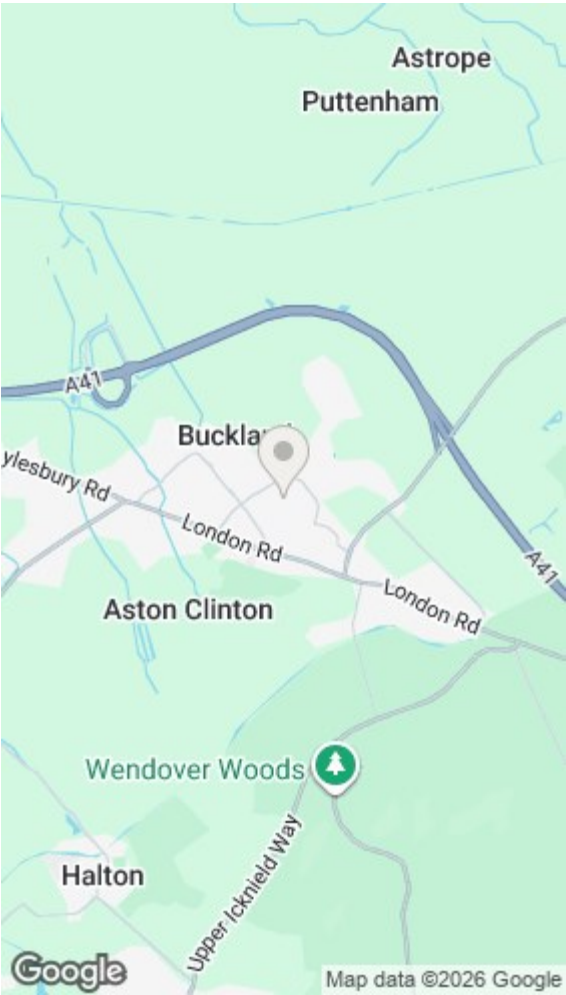
Located towards the end of a sought after cul-de-sac in the heart of the village and offered for sale with no upper chain. A refurbished and extended semi detached family home with 3 bedrooms, 2 reception rooms and open plan kitchen/dining room. With driveway parking, garage and fully enclosed rear garden.



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Garland Way, Aston Clinton, HP22

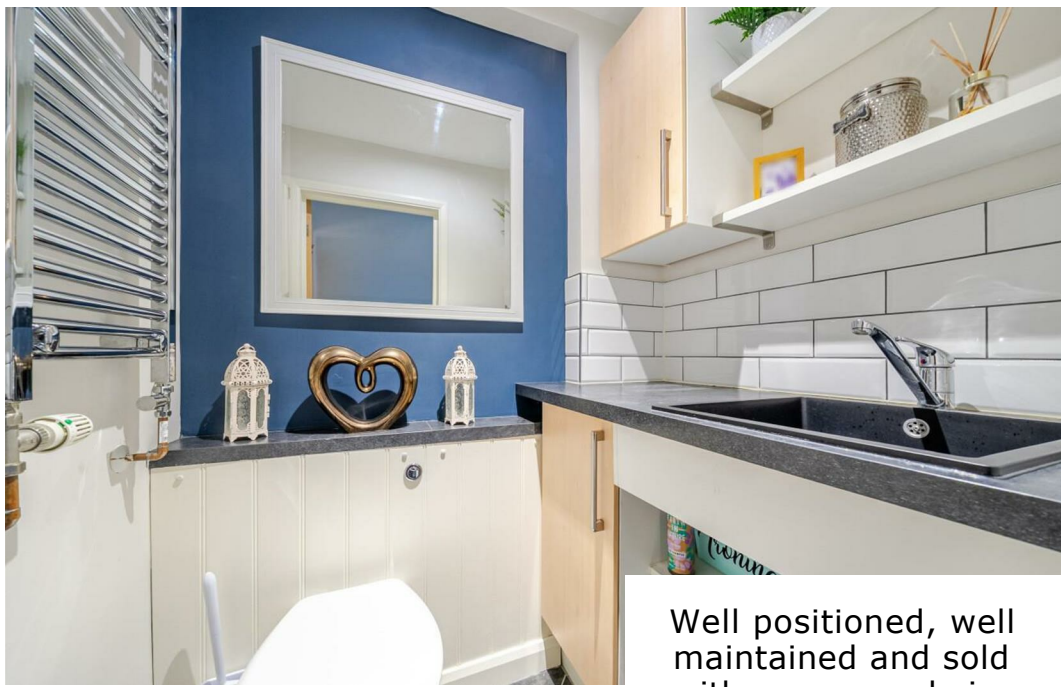
Approximate Area = 1024 sq ft / 95.1 sq m
Garage = 102 sq ft / 9.4 sq m
Total = 1126 sq ft / 104.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Sterling Homes. REF: 1410040

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





Well positioned, well maintained and sold with no upper chain.



Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor and a door to the right hand side opening to the dedicated living room which overlooks the front of the property. Moving through the entrance hall to the rear of the property is a wonderful open plan kitchen/dining room. With a window to the rear and fitted with a comprehensive range of base and eye level units to include a range style oven and ample space for a family style table and chairs! From here there is an opening to a dual purpose home office/ family room which has doors opening to the rear garden and a door to a useful cloakroom. A courtesy door also opens to the garage which has a range of base and eye level units and space and plumbing for automatic washing machine and tumble drier.

First Floor

The first floor landing has doors opening to all three bedrooms and to the family bathroom which is fitted with a white three piece suite to include a kidney shaped bath with shower unit and screen over and a vanity unit with recessed sink and wc. Two of the bedrooms overlook the front with the third overlooking the rear. All three of the bedrooms boast fitted wardrobes.

Outside

The front of the property has a good size block paved driveway with a lawned garden area to one side. Composite double doors open to the garage. The rear garden has an extensive patio area while the main section of the rear garden is laid to lawn and fully enclosed by fencing.

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.

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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 note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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