





**Guide Price**  
**£675,000**

Situated in an elevated position with views over the Vale of Aylesbury towards Mentmore towers this well maintained three/four bedroom detached chalet bungalow is welcomed to the market offering lounge, dining room, kitchen/breakfast room, study/bedroom four, conservatory and both upstairs and downstairs bathrooms, the property also offers tremendous potential to extend further (subject to usual planning permissions) to create a fabulous family home. Other benefits also include large front and rear gardens with driveway parking for several vehicles and garage.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, under stairs storage cupboard, doors to lounge and bedroom two.

## **LOUNGE**

Double glazed bay window to front aspect. Radiator, feature fireplace, opening to dining room.

## **DINING ROOM**

Double glazed window to side aspect, double glazed double doors to conservatory. Radiator.

## **CONSERVATORY**

Double glazed conservatory on brick base with double glazed double doors to rear, door to kitchen/breakfast room.

## **INNER HALL**

Doors to kitchen/breakfast room, shower room, and study, radiator.

## **BEDROOM TWO**

Double glazed bay window to front aspect. Radiator.

## **SHOWER ROOM**

Double glazed frosted window to side aspect. Tiled shower cubicle, low level WC, wash hand basin, radiator.

## **STUDY/BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **KITCHEN/BREAKFAST ROOM**

Fitted with a range of wall-mounted and floor standing units with work surface over, built-in oven and hob with extractor fan over, built-in microwave, integrated dishwasher, plumbing for washing machine, integrated fridge freezer, single drainer stainless steel sink with mixer tap over, door to conservatory.

## **LANDING**

Double glazed window to front aspect. Storage cupboard, eaves storage.

## **BEDROOM ONE**

Double glazed window to rear aspect. Built-in wardrobes, radiator.

## **BEDROOM THREE**

Double glazed Velux window to side aspect. Built-in wardrobe, radiator.

## **BATHROOM**

Double glazed Velux window to side aspect. Tiled shower cubicle, panelled bath with mixer tap and shower attachment, low level WC, heated towel rail, radiator, double wash hand basin unit with mixer tap.

## **OUTSIDE**

### **PARKING**

Shingled driveway parking for several vehicles.

### **GARAGE**

Single garage with up and over door, single glazed window to side.

### **FRONT GARDEN**

Mainly laid to lawn with flower and shrub beds.

### **REAR GARDEN**

Mainly laid to lawn with flower and shrub beds, timber storage shed, block paved patio area, gated side access, cold water tap, external floor standing oil boiler.



TRING HILL, HP23 4LD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1586 sq.ft. (147.4 sq.m.) approx.

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