



**Tring Road, Aylesbury, Buckinghamshire, HP20 1JS**



**Christopher Pallet**

Professional advice since 1973

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Aylesbury,  
Buckinghamshire,  
HP20 1JS**

**Guide Price £550,000 Freehold**

This successfully extended three bedroom 1930's semi detached home is offered to the market with a very high specification throughout and is a credit to the present owners. From the first moment walking into the property it becomes very clear this home has been updated with much thought and in keeping with the age of the property. To fully appreciate this home call us for your accompanied viewing at your earliest opportunity.

The accommodation comprises, entrance hall, cloakroom, utility room, sitting room, kitchen/family room, three bedrooms, family bathroom, gardens, garden room and driveway parking.

Tring road is located within easy reach of Aylesbury town centre, where a wide range of shopping and recreational facilities are available. The property is within walking distance of local secondary schools, the town centre and mainline train station. There is also a reliable train service in to London, Marylebone with the journey on the popular Chiltern Line in just under an hour. There are strong road links with access to the M25 via the A41 dual carriageway.





A beautifully presented 1930's home offering versatile living space with a large garden



### On The Ground Floor

The porch opens to the entrance hall with stairs rising to the first floor and doors leading to all ground floor rooms. The light and airy sitting room has a feature fireplace with a log burner, picture rails and a walk in bay window to the front. A cloakroom with a low level wc and a wash hand basin. The dining room has a fireplace, opens to the kitchen/family room which has a full range of cupboards and drawers, Corian worktops, built in appliances where fitted, centre island with Corian worktop and storage space below. The family room has bi fold doors opening to the rear garden. The ground floor rooms benefit from Moduleo flooring except the sitting room.

### On The First Floor

The light and spacious landing provides access to all first floor rooms as well as the loft space. The main bedroom has built

in wardrobes, feature fireplace and a bay window to the front. Both bedrooms two and three also have built in wardrobes. The bathroom has been extended and updated to offer a four piece white suite with a heated towel rail.

### Outside

The rear garden has an extensive granite paved patio seating area with lighting extending to a level lawn with a plethora of flowering shrubs and plant borders. A Julian Christian garden hut with upholstered seating, centre table, heater and lights. A pathway to the bottom of the garden with a garden room/office/gym can be found. Gated side access to the front which provides driveway parking for three vehicles.

## Directions

Leave Aylesbury Town centre on the A41 Tring road, after the Parton Road shops turning on the left and the Regent road turning on the right the property is immediately on the right hand side. Council tax band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

## Energy Efficiency Rating

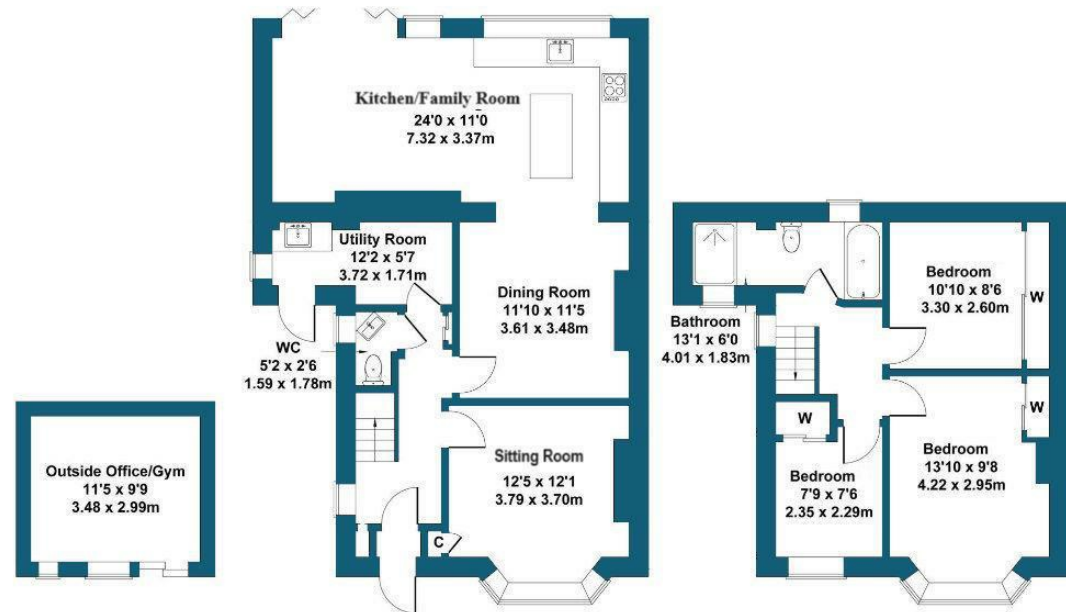
|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            | <b>68</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing and Contact Details



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GROUND FLOOR

FIRST FLOOR

Approximate Gross Internal Area  
1313 sq ft - 122 sq m  
For Illustrative Purposes Only.



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