TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

£625,000
FREEHOLD

This spacious four bedroom semi-detached house is located on the south side of Aylesbury, within walking distance to grammar and high schools. The property features a living room, a kitchen/diner, utility room and cloakroom on the ground floor. The first floor includes three bedrooms and a bathroom, while the second floor offers a further bedroom with an en suite. Outside, the landscaped garden boasts a swimming pool and garden room, alongside a garage and driveway parking. Ideal for families seeking proximity to schools and ample living space.

GEORGE DAVID

TRING ROAD

• SOUTHSIDE OF AYLESBURY • FOUR BEDROOM PROPERTY • SET OVER THREE FLOORS • GARAGE AND DRIVEWAY PARKING • CLOSE TO TOP SCHOOLS • LANDSCAPED GARDEN WITH SWIMMING POOL • MODERN KITCHEN/DINER WITH ISLAND • EN SUITE, CLOAKROOM AND UTILITY • GARDEN ROOM WITH WC AND KITCHENETTE • EXCELLENT ROAD LINKS

LOCATION

A fabulous position not just for schooling but also for road access to London and the South. Aylesbury Grammar and High School are both a mere ten minute stroll, with the town and rail station also within an easy level walk.

ACCOMMODATION

This beautifully presented four bedroom semi-detached house offers spacious and modern living, ideal for growing families. Located in a sought after area, the property boasts a well designed layout across three floors.

Upon entering, you are greeted by an entrance hall that leads to the living room, featuring a charming feature fireplace, perfect for cozy evenings. A convenient cloakroom is also located on the ground floor.

The heart of the home is the contemporary kitchen/diner, complete with an island, space for bar stools, and integrated appliances. The open-plan design creates a social atmosphere and is perfect for both family meals and entertaining guests. A separate utility room provides additional space for appliances and storage.

On the first floor, you'll find three bedrooms, with bedroom two featuring a built-in wardrobe for added convenience. The family bathroom suite serves the first floor bedrooms, offering a modern and functional space.

The second floor is dedicated to the master bedroom, which benefits from built-in wardrobes and an en suite with a walk-in shower.

Outside, the landscaped garden provides both patio and grass areas surrounding the inviting swimming pool. A garden room with lighting, power, WC, and a kitchenette adds versatility to the outdoor space, making it ideal for hosting gatherings or as a private retreat.

The property also includes a garage and driveway parking, offering ample space for vehicles.

TRING ROAD

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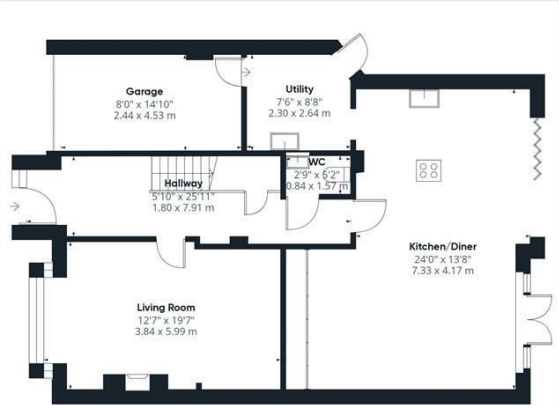
ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band D
Viewings – By Appointment Only
Floor Area – 1924.55 sq ft
Tenure – Freehold



Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

Approximate total area(1)

1924.55 ft²

178.8 m²

Reduced headroom

28.17 ft²

2.62 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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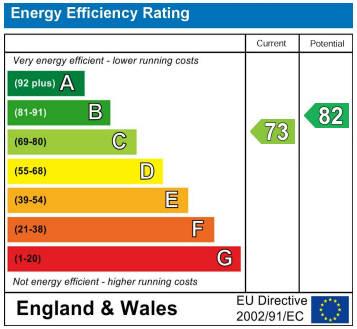

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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