



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.



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

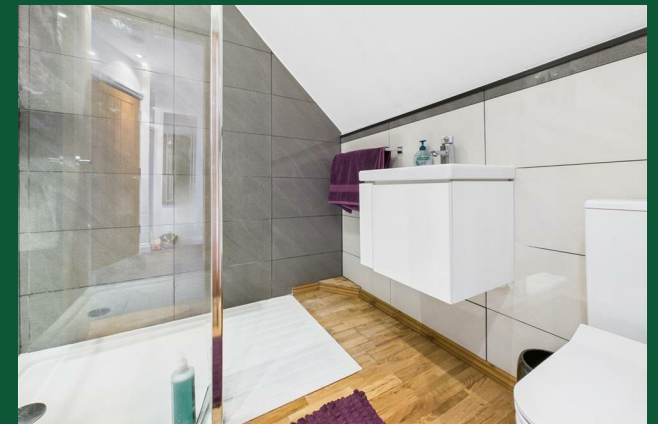
Local Authority – Buckinghamshire

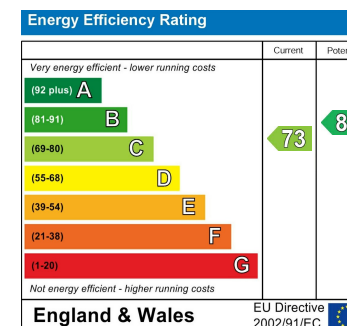
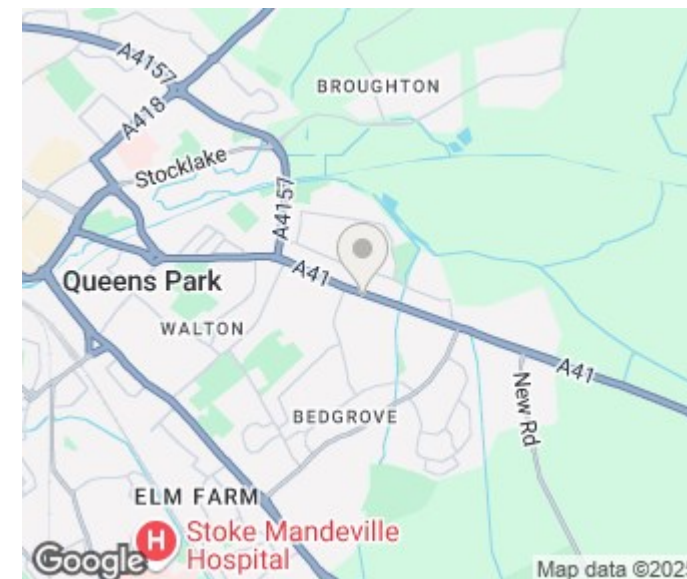
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1924.55 sq ft

Tenure – Freehold





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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