

4 Bedroom  
Extended Victorian  
FAMILY HOME

62 TRING ROAD  
AYLESBURY BUCKS HP20 1LF



**£425,000**

TO ARRANGE A VIEWING CONTACT  
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



## THIS HOME FEATURES

- EXTENDED VICTORIAN FOUR BEDROOM FAMILY HOME
- REFITTED KITCHEN & DINING SPACE
- LIVING ROOM WITH PLAY AREA
- FAMILY BATHROOM
- FULL GLASS CONSERVATORY WITH OAK BEAMS
- REAR ENCLOSED GARDEN
- OFF ROAD PARKING
- OUTBUILDING IDEAL WFH SPACE

# LOCATION

Nestled in the sought-after southside of Aylesbury, Tring Road offers a relaxed suburban lifestyle. Within catchment for Turnfurlong Infant and Junior School which is located nearby, it's perfect for families. Commuters will appreciate easy access to the A41, while the town centre, and mainline train station is just just a 1.1 mile walk away.

Tring Road is an ideal spot for families looking for space and convenience. Its proximity to essential facilities makes it a desirable residential location







# PROPERTY SUMMARY

*We Sold It are pleased to welcome you to this delightful family home situated on Tring Road, Aylesbury, where Victorian charm meets modern luxury. Nestled within a quintessential Victorian terrace, this four-bedroom family home has been extended and meticulously refurbished to offer the perfect blend of contemporary convenience and character.*

*Conveniently located with excellent access to the A41, London and beyond, this home is ideal for those seeking the perfect balance between transport connectivity and suburban life. Step inside to discover a beautifully refitted kitchen and dining space, perfect for entertaining guests or enjoying family meals. The spacious living room and dedicated play area provide ample room for relaxation and recreation.*

*One of the highlights of this home is the stylish full-glass conservatory, boasting exposed oak beams that seamlessly blend old-world charm with modern elegance. This inviting space opens up to a rear enclosed garden, offering a private sanctuary for outdoor enjoyment. For those in need of a versatile workspace, the fully powered and insulated outbuilding presents an ideal solution. Currently utilised as a home office, this space could easily be transformed into a gym, garden room, or studio to suit your needs.*

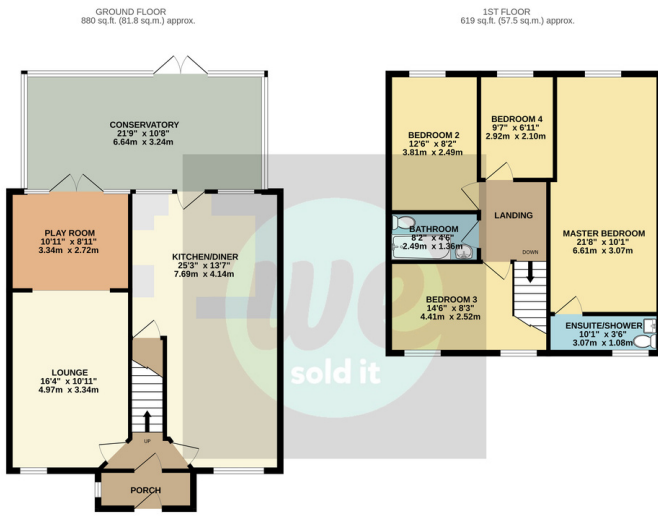
*Convenience extends beyond the home itself, with rear gates providing access via a service road to off-road parking for at least two vehicles – ensuring both security and ease of access. Situated within walking distance of both the Aylesbury Grammar and High school, and within catchment for Turnfurlong Infant and Junior School, Tring Road offers not just a beautiful home, but also a convenient and family-friendly lifestyle.*











TOTAL FLOOR AREA: 1499 sq.ft. (139.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, approved and applicable floor plan will be issued and the guarantee as to their availability or otherwise will be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## VIEWINGS

Strictly by appointment with  
 WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

