



Connells

Tring Road
AYLESBURY



Property Description

Spacious Extended Family Home on Tring Road – No Upper Chain.

Nestled in a sought-after location, this charming semi-detached family home offers generous living space and modern conveniences throughout.

Upon entering, the welcoming hallway features two storage cupboards and a convenient downstairs WC. The ground floor boasts a bright and airy lounge with a striking feature fireplace, a formal dining room with patio doors leading to the well-maintained rear garden, and a versatile additional reception room, perfect for family gatherings or a home office.

The well-equipped kitchen includes a gas hob and electric oven, wall and base units, an integrated fridge/freezer, and dedicated space for a washing machine and dishwasher. Adjacent to the kitchen, a separate utility room provides additional functionality.

Upstairs, the landing offers loft access and houses an airing cupboard with a boiler. There are four generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom. All bedrooms have access to the modern family bathroom, fitted with a bath/mixer and overhead shower.

Externally, the property impresses with a shingle driveway and a garage featuring a new roof and side window. The rear garden is beautifully designed with laid lawn, patio space, enclosed fencing, and mature shrubbery, creating a private and tranquil outdoor retreat.

Entrance Hall

Door to front, laminate flooring, radiator, two understairs cupboards

Cloakroom

Window to side, vinyl underfoot, WC, WHB, radiator

Lounge

12' 4" x 13' 4" (3.76m x 4.06m)

Window to front, carpet underfoot, radiator, feature fireplace

Dining Room

21' 7" x 9' (6.58m x 2.74m)

Window to rear, patio doors to rear, laminate underfoot, radiator

Reception Room Three

12' 4" x 9' 9" (3.76m x 2.97m)

Window to front, carpet underfoot, radiator

Kitchen

9' 8" x 9' 9" (2.95m x 2.97m)

Window to side, tiling underfoot, wall and base units, sink/drain, gas hob and electric oven, splashback tiling, integrated fridge/freezer. Space for washing machine and dishwasher

Utility Room

17' 6" x 3' 4" (5.33m x 1.02m)

Door to side, window to rear , tiling underfoot

Landing

Window to front and rear, airing cupboard with boiler, carpet underfoot, loft access

Bedroom One

13' x 10' 3" (3.96m x 3.12m)

Window to rear, carpet underfoot, radiator

En-Suite

WC, WHB, Shower cubicle, part tiling, vinyl underfoot

Bedroom Two

12' 4" x 11' (3.76m x 3.35m)

Window to front, carpet underfoot, radiator

Bedroom Three

10' x 12' 4" (3.05m x 3.76m)

Window to front and rear, carpet underfoot, radiator

Bedroom Four

7' 2" x 9' 9" (2.18m x 2.97m)

Window to side, carpet underfoot, radiator

Bathroom

Window to side, vinyl underfoot, WC, WHB, bath/mixer, part tiling, towel radiator

Front Garden

Shingle driveway and road leading to garage

Rear Garden

Patio, large laid lawn with surrounds mature shrubbery, enclosed fencing

Parking

Driveway

Garage

17' x 9' (5.18m x 2.74m)

New window to side, door to side, up and over door, new roof, power and lighting









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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