





Property Description

Located on the desirable Tring Road and offered with no upper chain, this spacious extended semi-detached family home combines generous living areas with modern comforts.

The welcoming entrance hall includes two practical storage cupboards and a convenient downstairs WC. On the ground floor, a bright and inviting lounge features a striking fireplace, while the formal dining room opens onto a well-maintained rear garden through patio doors. An additional versatile reception room provides the perfect space for family activities or a home office.

The thoughtfully designed kitchen is fitted with a gas hob and electric oven, complemented by ample wall and base units, an integrated fridge/freezer, and designated spaces for both a washing machine and dishwasher. A separate utility room adjacent to the kitchen adds further convenience and functionality.

Upstairs, the landing provides loft access and includes an airing cupboard housing the boiler. Four generously proportioned bedrooms offer comfortable accommodation, with the master bedroom enjoying the added benefit of an ensuite bathroom. A contemporary family bathroom, complete with a bath/mixer and overhead shower, serves the remaining bedrooms

Outside, the property continues to impress with a shingle driveway and a garage featuring a newly installed roof and side window. The rear garden offers a peaceful retreat, beautifully landscaped with a lawn, patio area, mature shrubs, and enclosed fencing for privacy.

Entrance Hall

Door to front, laminate flooring, radiator, two downstairs 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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T 01296 395 111
E aylesbury@connells.co.uk

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 AYLESBURY HP20 2RH

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