



Connells

Tring Road  
Aylesbury



# Tring Road Aylesbury HP20 1JL

for sale guide price  
**£475,000**



## Property Description

This charming three-bedroom 1930's semi-detached home offers excellent potential and is ideal for those seeking a property with space to grow.

The ground floor comprises a welcoming entrance hall leading into a spacious living/dining room, filled with natural light from the large front aspect bay window and complemented by French doors opening directly onto the rear garden. The lounge also benefits from a feature gas fireplace, creating a cosy focal point. The kitchen has been previously extended, providing a generous range of wall and base units, a fitted gas hob and oven, along with space for additional appliances. A convenient downstairs WC completes the ground floor. Upstairs, the property boasts three well-proportioned bedrooms, all served by a family-sized bathroom fitted with a bath and overhead shower.

Externally, the home enjoys a substantial rear garden, fully enclosed and laid to lawn with a decked area, perfect for outdoor entertaining. To the front, a driveway provides valuable off-road parking.

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour) and there is good access by road onto the A41 leading towards London/M25.

In catchment for three of the area's top

performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed).

## Entrance Hall

Double glazed front door  
Understairs cupboard  
Window to front  
Radiator

## Cloakroom

Fitted WC  
Wash hand basin  
Radiator  
Carpet

## Lounge/Diner

11' 7" max x 25' 10" max ( 3.53m max x 7.87m max )  
Window to front  
French doors to rear  
Gas fireplace  
Radiator  
Carpet

## Kitchen

19' 6" max x 11' 7" max ( 5.94m max x 3.53m max )  
Window to rear

Wall and base units  
Sink/drain  
Part tiling  
Gas oven and hob  
Space for washing machine, dishwasher and fridge/freezer  
Radiator  
Door to garden  
Carpet underfoot

## Landing

Carpet underfoot  
Window to side  
Loft access

## Bedroom One

9' 6" max x 14' 1" max ( 2.90m max x 4.29m max )  
Window to front  
Radiator  
Carpet underfoot  
Two built in wardrobes

## Bedroom Two

9' 6" max x 10' 2" max ( 2.90m max x 3.10m max )  
Window to rear  
Built in wardrobe  
Radiator  
Carpet underfoot  
Airing cupboard

## Bedroom Three

8' 10" max x 7' 7" max ( 2.69m max x 2.31m max )

Window to front  
Built in wardrobe  
Radiator  
Carpet underfoot

## Bathroom

WC  
Wash hand basin  
Radiator  
Bath/mixer with taps and shower  
Fully tiled  
Laminate underfoot

## Front Garden

Driveway to front

## Rear Garden

Mainly laid lawn  
Decking area

## Garage

18' 4" max x 7' 8" max ( 5.59m max x 2.34m max )  
Up and over door  
Power and lighting  
Boiler

## Outbuilding In Garden

Power and lighting  
Potential for home office conversion



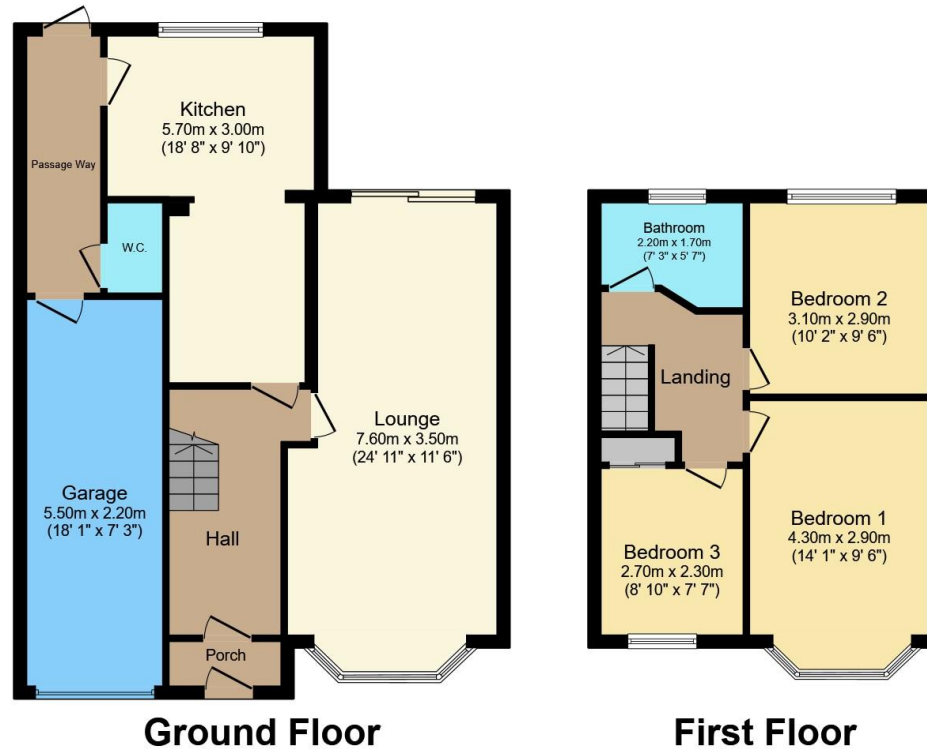












Total floor area 108.6 m<sup>2</sup> (1,169 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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2 Temple Street  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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