



**Connells**

Tring Road  
Aylesbury



## 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/drainer

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

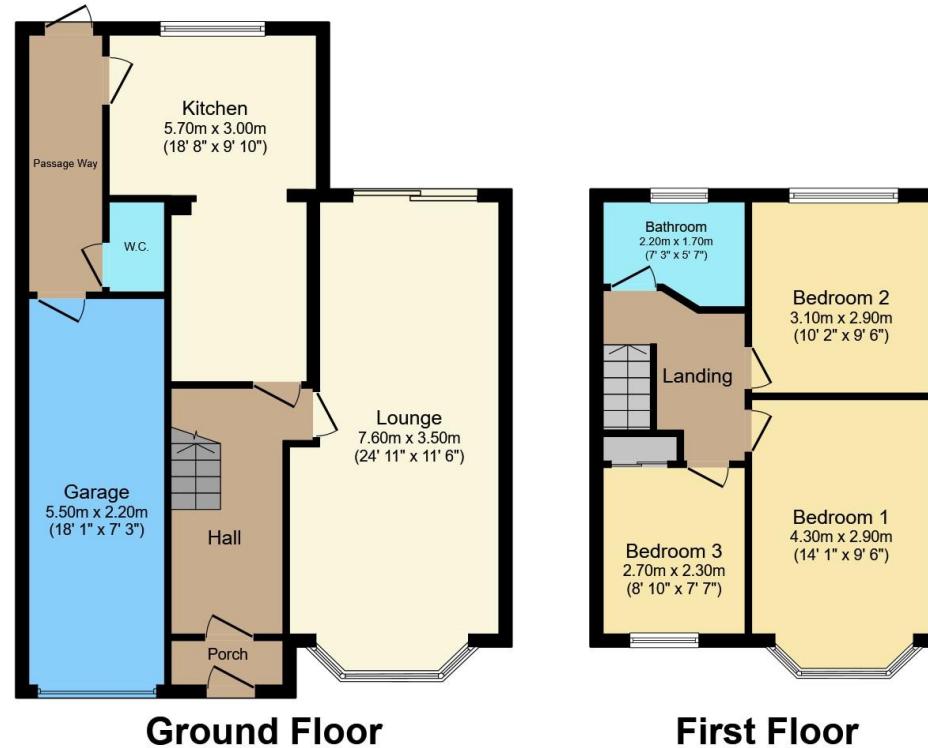
Power and lighting

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)

**Connells**

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312612](http://connells.co.uk/Property/ALS312612)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312612 - 0008