



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

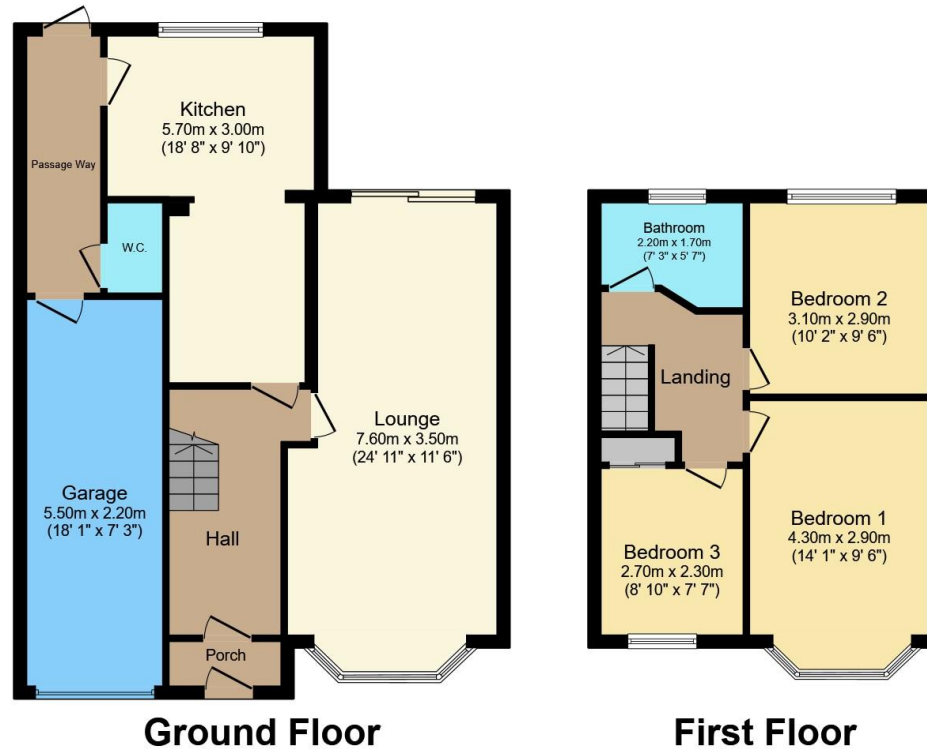
Outbuilding In Garden

Power and lighting
Potential for home office conversion









Total floor area 108.6 m² (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

Connells

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2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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