



192 Tring Road

| Aylesbury | Buckinghamshire | HP20 1JR



Williams
PROPERTIES

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Williams Properties are delighted to present this stunning four bedroom semi-detached house on Tring road, Aylesbury, providing superb spacious living accommodation in excellent condition. The property is in immaculate order and benefits from a living room, kitchen/diner, utility room and downstairs w/c to the ground floor, with three bedrooms and family bathroom to the first floor, with a further bedroom, dressing area and ensuite to the second floor. Outside, there is a large driveway, and generous rear garden featuring an large garden room or alternative studio annex and a large patio area, heated swimming pool and large area laid to lawn. We strongly recommend a viewing on this ideal family home.

Offers in excess of £625,000

Tring Road

An established residential area on the South East side of the town centre and offers good access to the A418 towards Milton Keynes/M1 and the A41 towards Watford, London & M25. The area has a popular primary school and family facilities including a children's play areas, shopping parade with a convenience store, eateries as well as a doctors' surgery nearby. There are also regular bus services into and around the town centre. Aylesbury Grammar Schools can be found approximately 1 mile from the property. Primary & Junior Schools can be found in Broughton & The Grange is the catchment secondary school.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance Hall

Enter through the front door into this entrance hallway is comprised of solid engineered wood herringbone flooring, a fitted light to the ceiling, a wall mounted radiator, stained glass windows to the front aspect and solid oak doors leading to the kitchen/dining/living area, living room, storage cupboard, downstairs cloakroom and an oak stairs case with carpeted stairs leading to the first floor landing.

Living Room

This spacious living room is comprised of carpeted flooring, a wall mounted radiator, bay window to the front aspect, two pendant lights to the ceiling and wall lighting, an exposed brick fireplace and log burner. There is ample space for a sofa set and other living room furniture.





- Extended 1930s Semi Detached House
- Two Bathrooms
- Immaculate Condition Throughout
- Garden Room
- Four Bedrooms
- Large Kitchen/Diner
- Large Garden & Heated Swimming Pool
- Walking Distance To All Grammar Schools

Downstairs WC

This downstairs cloakroom is comprised of a studio spotlight to the ceiling, Modern decorative tiled flooring, fitted wall mirror, hand wash basin with a mixer tap and a low level WC.

Kitchen/Diner

This superb kitchen family area comprises of a central island, comprehensive range of base and wall mounted units with granite work tops and glass splashbacks and a splash of colour to the kitchen plus solid engineered wood herringbone flooring, spot lighting to the ceiling and the kitchen includes an integrated dishwasher, wine fridge, pull out storage, space for a double American style fridge freezer, an inset basin with a mixer tap and inset double ovens, fitted induction hob and an inset extractor fan. Also features under floor heating, an opening to the utility room and double French doors to the rear aspect and a further set of by-folding doors leading out to the rear garden.

Utility Room

The utility features base and wall units with worktops with an inset stain of steel sink and mixer tap, under counter strip lighting, tiles to splash sensitive areas, solid engineered wood herringbone flooring and a heated towel rail. There is space for washing machine and tumble dryer and doors leading into garage and out to the rear garden.

First Floor

Carpeted stairs rising to the first floor landing with ceiling lighting and solid oak doors leading to three bedrooms and the family bathroom. Window to the side aspect

Family Bathroom

The bathroom is comprised of tiled flooring, spotlights to the ceiling, frosted windows to the rear aspect, heated towel rail, a P shaped bathtub with an overhead shower, screen and a mixer tap, low level WC, a hand wash basin vanity unit with a mixer tap, fitted wall mirror and a wall mounted fitted cabinet.



The property is within walking distance to top schools in the area and a parade of shops, leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



Bedroom

This bedroom is comprised of carpeted flooring, a window to the rear aspect, pendant light, a wall mounted radiator, fitted wardrobes and ample space for a double bed and other bedroom furniture.

Bedroom

This bedroom features carpeted flooring, a bay window to the front aspect, pendant light to the ceiling, a wall mounted radiator, a built in wardrobe and ample space for a double bed and other bedroom furniture.

Bedroom

This bedroom features a window to the front aspect, a wall mounted radiator, carpeted flooring and a space for a single bed and other bedroom furniture.

Second Floor

Carpeted stairs leading up to the second floor landing features a window to the side aspect, spot lighting to the ceiling and a solid oak door leading to the dressing area.

Bedroom/Dressing Area & Ensuite

This bedroom is located on the second and top floor, with a window overlooking the enclosed rear garden, spot lighting to the ceiling, carpeted flooring, a wall mounted radiator and bespoke fitted wardrobes and cabinetry. Plenty of space for a king size bed and other bedroom furniture. En suite comprises of a three piece suite including a WC, wash basin with storage under, fully tiled, fitted illuminated wall mirror, heated towel rail, wooden flooring, and a double walk in shower. The dressing area is an open space and features a fitted storage cupboard, spot lighting to the ceiling and a Velux window to the front aspect.

Rear Garden

This generous sized enclosed rear garden features a well sized garden room situated at the rear of the garden and a large patio area leading directly from the kitchen/diner featuring built in water feature, planters and seating providing a perfect place to relax in the sun. There is ample space for garden furniture of choice. Side access to the utility room. There is a further raised decking area leading up to the garden room and around the above ground heated swimming pool perfect for these hot days with family and friends. There is lawn laid to the remainder.

Garden/Annex Room

The garden room featuring power and lighting provides ample space a large sofa set and any other furniture of choice, lights fitted to the ceiling, wood laminate flooring, windows and bi-folding doors to the front aspect overlooking the swimming pool and garden. There is a cloakroom featuring a fitted light to the ceiling, frosted window, a heated towel rail and a hand wash basin and mixer tap.

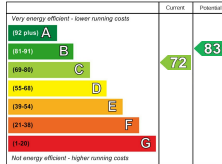
Garage & Driveway

There is paved driveway offers parking for a number of vehicle. The garage consists of an electric roller door and has light, power and a door to the utility room.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

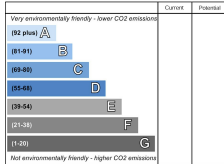
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

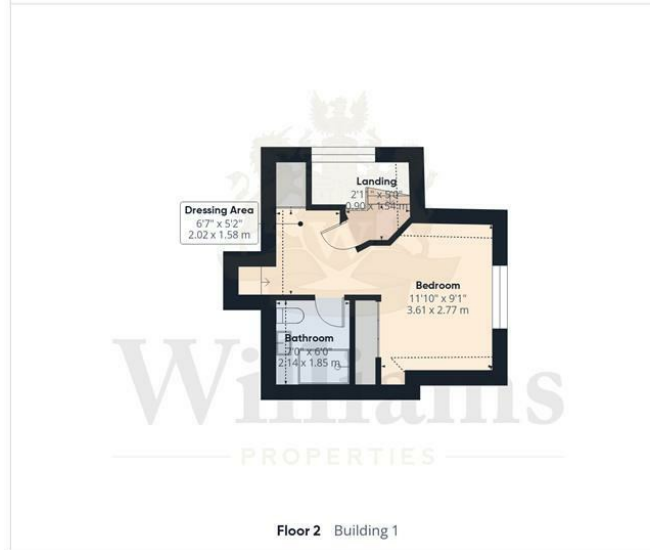


England & Wales

EU Directive 2002/91/EC



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<p>Approximate total area^m</p> <p>1934 ft² 179.7 m²</p> <p>Reduced headroom</p> <p>34 ft² 3.1 m²</p>	
<p>(1) Excluding balconies and terraces</p>	
<p>Reduced headroom</p> <p>Below 5 ft/1.5 m</p>	
<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.</p> <p>GIRAFFE 360</p>	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.