



Tring Road, Aylesbury,
Buckinghamshire HP20 1JT



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Built to an exceptionally high standard just 15 years ago, this beautifully presented family home offers a large southerly facing garden, good sized driveway and a garage.

£895,000 Freehold



The Property

Built in 2009, a great deal of care and attention went into the design of this property blending character features associated with a 1930's property with a modern contemporary style.

The accommodation comprises: a bespoke oak front door leading into the spacious entrance hall with an oak staircase and oak flooring, cloakroom, sitting room with an attractive fireplace housing a gas fire and a large bay window to the front, superb open plan kitchen/dining/family room with a glass atrium providing lots of natural light and bi-fold doors leading out to the garden. The kitchen is fitted with an excellent range of units with soft close doors and drawers, granite work surfaces and integrated appliances including an induction hob, extractor, double oven, microwave, warming drawer, freezer, dishwasher and two fridge drawers. The utility room is fitted to the same high standard.

To the first floor there is an attractive galleried landing with an electric skylight allowing natural light and ventilation. The large master bedroom is fitted with a range of wardrobes with a large bay window and further window overlooking the front aspect. There is a good sized en-suite shower room with tiled flooring. There are three further bedrooms all

overlooking the rear garden with fitted wardrobes to bedroom two, and a spacious family bathroom with a bath and a separate shower.

The property benefits from gas fired central heating with underfloor heating to the ground floor, double glazing and oak doors and frames throughout.

Outside

To the front of the property is a large block paved driveway with gated access to both sides leading to the superb 125' rear garden which enjoys a sunny southerly aspect. The rear garden is laid mainly to lawn with a large paved patio providing a pleasant entertaining area with flower and herbaceous beds. There is an outside tap and external lighting.

Garage 18'9 x 8'8

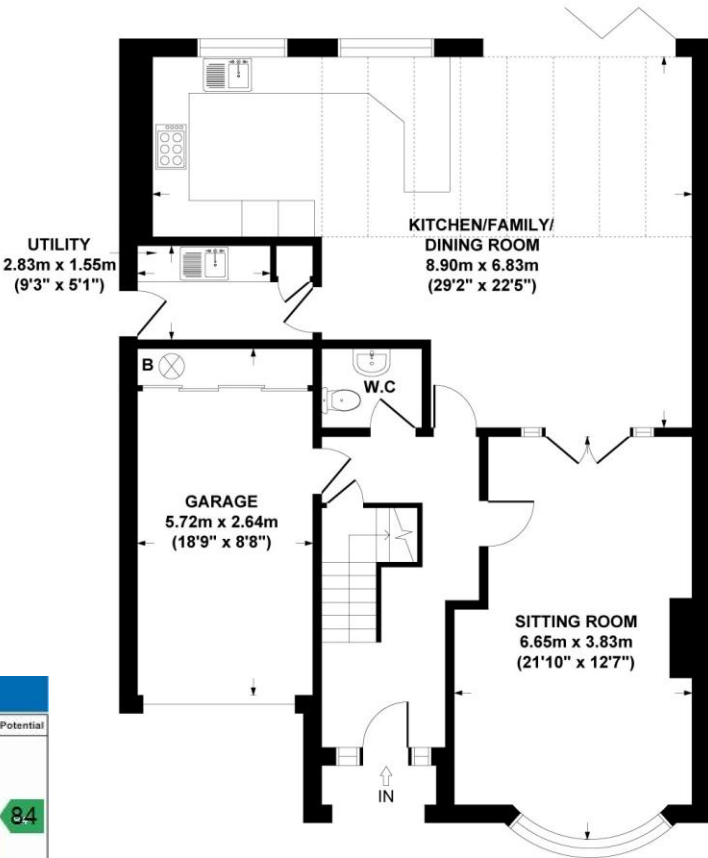
With light and power. Large cupboard housing gas fired boiler and water tank with water softener and further storage space.

Additional Information

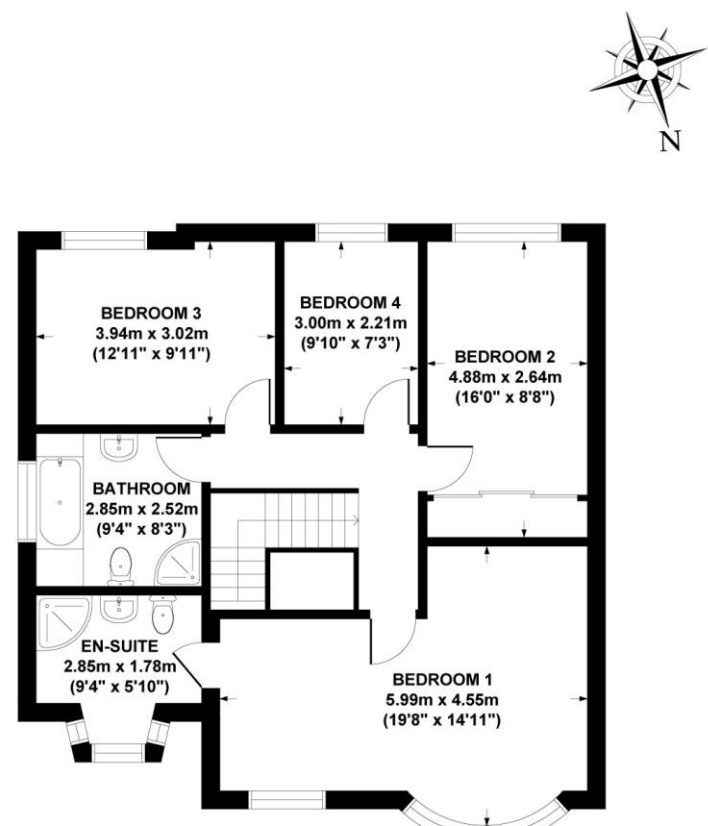
Council Tax Band: D / EPC Rating: C

Viewings Strictly by appointment only.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 106 SQ M / 1137 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 79 SQ M / 855 SQ FT

TRING ROAD, AYLESBURY, HP20 1JT
APPROX. GROSS INTERNAL FLOOR AREA 185 SQ M / 1992 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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