



192 Tring Road, Aylesbury

Aylesbury

In Excess of £625,000

W Williams



Williams



## 192 Tring Road

Aylesbury, Aylesbury

Immaculate 4-bed semi on Tring Road with spacious living, kitchen/diner, ensuite, large driveway, generous garden, studio annexe, patio, and heated pool. Ideal family home.

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

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



### Entrance Hall

Hallway with herringbone wood flooring, stained-glass windows, oak doors, radiator, and stairs to the first floor.

### Living Room

Spacious lounge with bay window, carpet, log burner fireplace, pendant lights, and ample seating space.

### Downstairs WC

Modern cloakroom with decorative tiled flooring, basin with mixer tap, and WC.

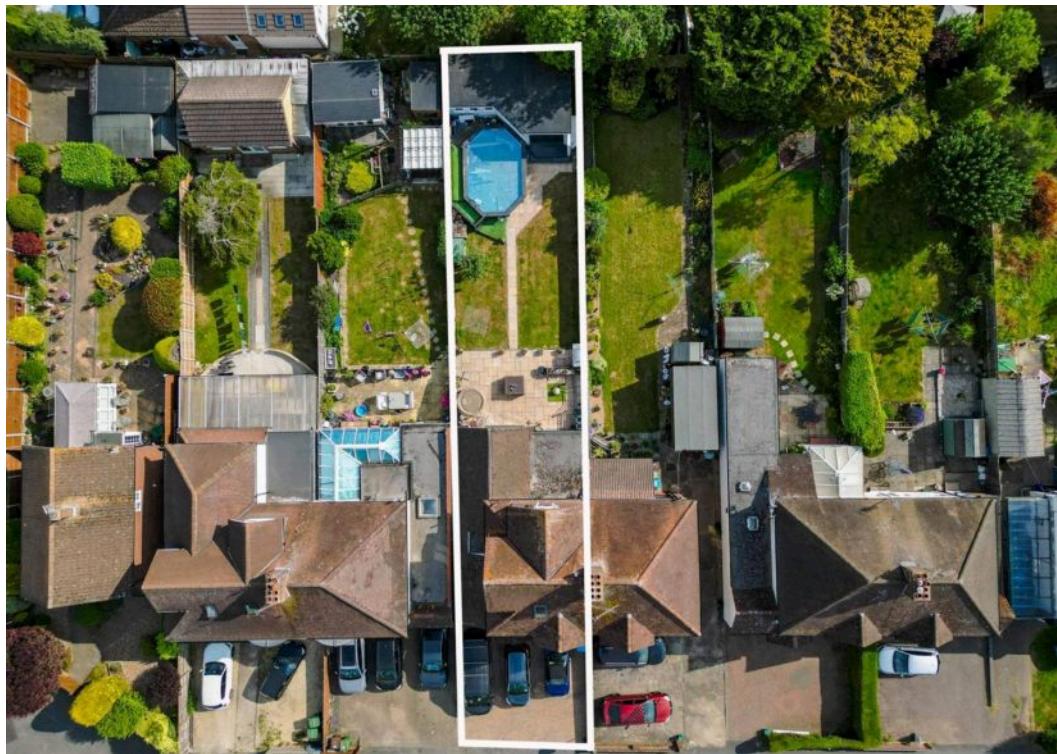
### Kitchen/Diner

Large kitchen/family area with island, granite worktops, integrated appliances, underfloor heating, and bi-fold/French doors to the garden.

### Utility Room

Utility with herringbone flooring, sink, units, heated towel rail, appliance space, and access to garage and garden.









### First Floor Landing

Carpeted landing with side window, ceiling lighting, and oak doors to three bedrooms and the bathroom.

### Family Bathroom

Fully equipped bathroom with P-shaped bath/shower, vanity unit, heated towel rail, and frosted window.

### Bedroom (Rear, Double)

Rear double bedroom with carpet, fitted wardrobes, radiator, and pendant light.

### Bedroom (Front, Bay Window)

Front double bedroom with bay window, built-in wardrobe, carpet, and radiator.

### Bedroom (Front, Single)

Front-facing single bedroom with carpet, radiator, and space for furniture.

### Second Floor Landing

Carpeted landing with spotlights, side window, and oak door to dressing/bedroom suite.

### Bedroom / Dressing Area & En Suite

Top-floor bedroom with fitted wardrobes, dressing area, and en-suite offering WC, basin, heated towel rail, and walk-in shower.



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PROPERTIES



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PROPERTIES



Approximate total area<sup>(1)</sup>

1934 ft<sup>2</sup>  
179.7 m<sup>2</sup>

Reduced headroom

34 ft<sup>2</sup>  
3.1 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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