

Connells

Tring Road
Aylesbury

Tring Road
Aylesbury HP20 1JR

for sale fixed price
£580,000







Property Description

The entrance hallway sets the tone, featuring herringbone flooring, stained glass windows and solid oak doors to the principal rooms, with an oak staircase rising to the first floor. The living room is a bright and spacious reception space, enhanced by a bay window, pendant and wall lighting, and an exposed brick fireplace with log burner. A downstairs WC adds convenience to the ground floor. The kitchen is fitted with a central island, Corian worktops, integrated appliances, wine fridge and space for an American style fridge freezer with Herringbone flooring and spotlights and French doors and bi folding doors open directly to the rear garden. The utility room offers access to both the garden and garage.

To the first floor, the landing leads to three bedrooms and the family bathroom, fitted with a P shaped bath with overhead shower, vanity basin, WC, heated towel rail and tiled flooring. The second floor hosts the principal bedroom suite, with fitted wardrobes and spotlighting. The en suite features a double walk in shower, WC, vanity basin, heated towel rail and illuminated mirror and a separate dressing area.

The generous rear garden offers a large patio with built in seating and water feature, lawned areas, raised decking and an above ground heated swimming pool. At the rear sits a spacious garden room, complete with power, lighting, bi folding doors, laminate flooring and its own cloakroom.

Entrance Hall

Solid engineered wood herringbone flooring
Fitted light to the ceiling
Radiato
Stained glass windows to the front aspect
Solid oak doors leading to the kitchen/dining/living area, living room
Storage cupboard
Oak stairs case

Lounge

Carpeted flooring
Radiator
Bay window to the front aspect
Two pendant lights to the ceiling and wall lighting
Exposed brick fireplace and log burner

Cloakroom

Studio spotlight to the ceiling
Tiled flooring
Wash hand basin
Low level WC

Kitchen

Central island
Wall and base units with Corian work tops and glass splashback

Solid engineered wood herringbone flooring
Spot lighting to the ceiling
Integrated dishwasher
Wine fridge
Pull out storage
Space for a double American style fridge freezer
Inset basin with a mixer tap
Inset double ovens, fitted induction hob and an inset extractor fan,
Double French doors to the rear aspect
Bi-folding doors leading out to the rear garden

Utility Room

Wall and base units
Stain of steel sink and mixer tap
Under counter strip lighting
Tiles to splash sensitive areas
Solid engineered wood herringbone flooring
Heated towel rail
Granite worktops
Space for washing machine and tumble dryer
Doors leading into garage and out to the rear garden

Bedroom Three

Carpet flooring
Window to the rear aspect
Pendant light
Radiator
Fitted wardrobes

Bedroom Two

Carpet flooring
Bay window to the front aspect
Pendant light to the ceiling
Radiator
A built in wardrobe

Bedroom Three

Carpet flooring
Window to front
Radiator

Principle Bedroom (2nd Floor)

Window overlooking the enclosed rear garden
Spot lighting to the ceiling
Carpeted flooring
Radiator
Bespoke fitted wardrobes and cabinetry.
The dressing area is a open space and features a fitted storage cupboard, spot lighting to the ceiling and a Velux window to the front aspect.

Ensuite To Principle

WC
Wash basin with storage under
Fully tiled
Fitted illuminated wall mirror
Heated towel rail
Wooden flooring
Double walk in shower

Rear Garden

Enclosed rear garden features a well sized garden room situated at the rear of the



















Ground Floor **First Floor** **Second Floor** **Outbuilding**

Total floor area 168.5 m² (1,813 sq.ft.) approx

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Connells

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2 Temple Street
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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