



Connells

Tring Road
Aylesbury



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

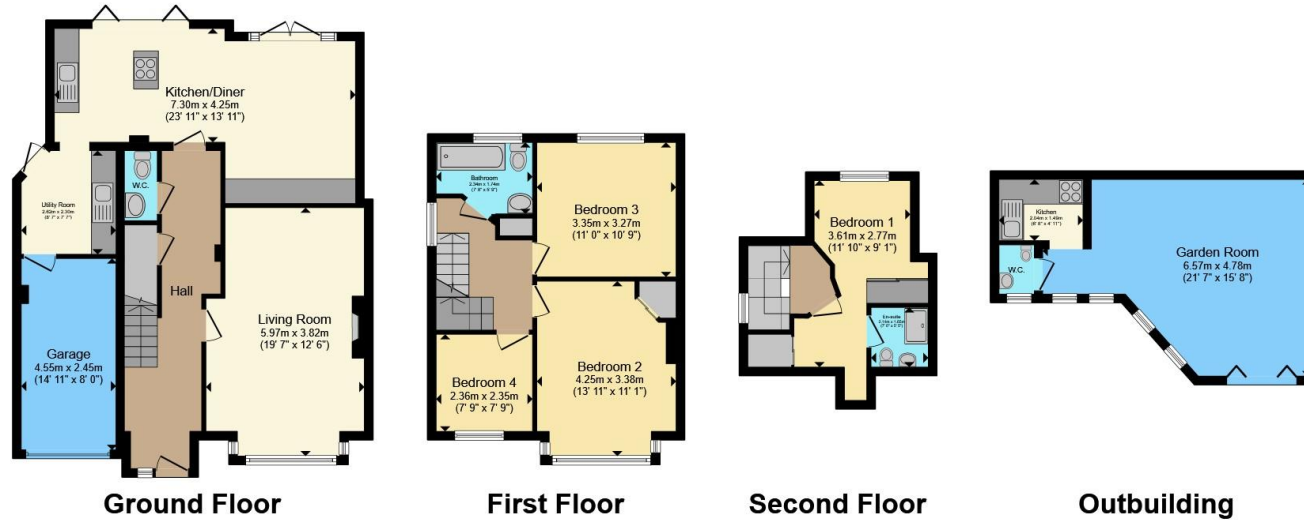
Rear Garden

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









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

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Connells

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 Band: D

Tenure: Freehold

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