



Connells

Tring Road
Aylesbury



Property Description

The ground floor features an inviting entrance hall that opens into a bright and airy dual-aspect living/dining room. A large bay window floods the space with natural light, while French doors provide seamless access to the rear garden. A feature gas fireplace adds warmth and character to the lounge area. The extended kitchen offers ample storage with a wide selection of wall and base units, a fitted gas hob and oven, and room for additional appliances. A handy downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well-sized bedrooms, all served by a spacious family bathroom equipped with a bath and overhead shower.

Outside, the home benefits from a generous, fully enclosed rear garden laid mainly to lawn, with a decked area ideal for entertaining or relaxing. To the front, a private driveway provides valuable off-street parking.

Perfectly positioned within walking distance of Aylesbury town centre, the property enjoys easy access to a wide range of shops, leisure facilities, restaurants, and the mainline railway station with direct services to London Marylebone in approximately one hour. Road links via the A41 offer convenient routes towards London and the M25.

The home also sits within the catchment area for three of Aylesbury's highly regarded Grammar Schools: Aylesbury Grammar School (boys), Aylesbury High School (girls),

and Sir Henry Floyd Grammar School (mixed).

Entrance Hall

Double glazed front door
Understairs cupboard
Window to front
Radiator

Cloakroom

Fitted WC
Wash hand basin
Radiator
Carpet

Lounge/Diner

11' 7" max x 25' 10" max (3.53m max x 7.87m max)
Window to front
French doors to rear
Gas fireplace
Radiator
Carpet

Kitchen

19' 6" max x 11' 7" max (5.94m max x 3.53m max)
Window to rear
Wall and base units
Sink/drainage
Part tiling

Gas oven and hob
Space for washing machine, dishwasher and fridge/freezer
Radiator
Door to garden
Carpet underfoot

Landing

Carpet underfoot
Window to side
Loft access

Bedroom One

9' 6" max x 14' 1" max (2.90m max x 4.29m max)
Window to front
Radiator
Carpet underfoot
Two built in wardrobes

Bedroom Two

9' 6" max x 10' 2" max (2.90m max x 3.10m max)
Window to rear
Built in wardrobe
Radiator
Carpet underfoot
Airing cupboard

Bedroom Three

8' 10" max x 7' 7" max (2.69m max x 2.31m max)
Window to front
Built in wardrobe
Radiator

Carpet underfoot

Bathroom

WC
Wash hand basin
Radiator
Bath/mixer with taps and shower
Fully tiled
Laminate underfoot

Front Garden

Driveway to front

Rear Garden

Mainly laid lawn
Decking area

Garage

18' 4" max x 7' 8" max (5.59m max x 2.34m max)
Up and over door
Power and lighting
Boiler

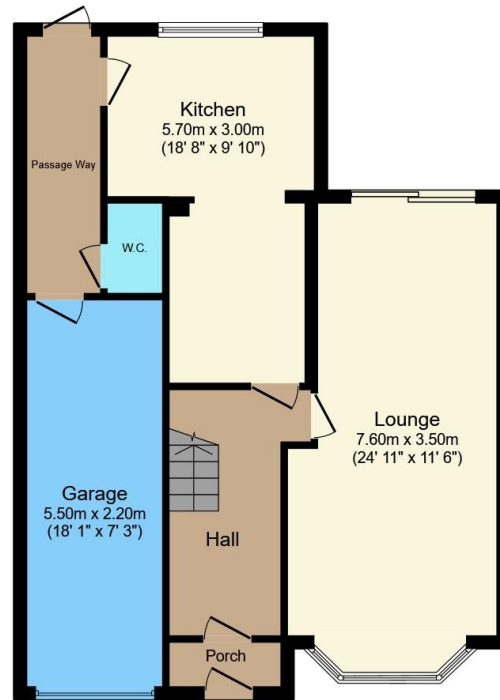
Outbuilding In Garden

Power and lighting
Potential for home office conversion

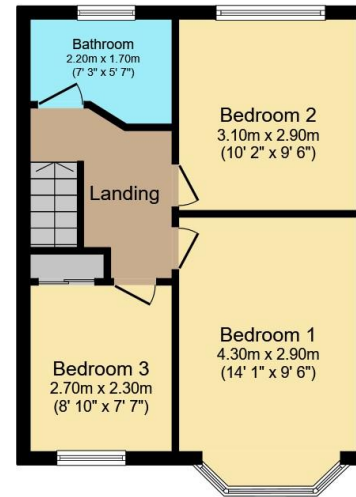








Ground Floor



First Floor

Total floor area 108.6 m² (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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