



265 Tring Road

| Aylesbury | | HP20 1PH



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Williams are delighted to introduce to the market this 1930's extended three bedroom semi detached family home set on an established residential road close to all amenities including shops, eateries, leisure and road links towards either Watford M25 or Milton Keynes M1. The property boasts a large kitchen/ dining/ living family area, living room, sunroom, utility room, w/c, three bedrooms and a bathroom. Outside there is good size long rear garden, shed with power and lighting and to the front of the property there is a carport and driveway parking for multiple vehicle's.

Offers in excess of £500,000

Location

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.

Local Authority

Buckinghamshire Council

Council Tax

Band D

Services

All main services.

Entry

Enter via the front door into a small area, with a further door leading into the entrance hall.

Entrance Hall

There are stairs rising to first floor with storage cupboard, wood laminate flooring laid to the floor, light fitting to the ceiling and doors to living room, open plan living area and kitchen.



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- Desirable Location
- Extended Semi Detached
- Open Plan Living
- Walking distance To Amenities
- Three Bedrooms
- Good Size Mature Garden
- Walking distance to Top Schools
- Viewing Highly Advised

Living Room

The Living room is set to the front of the property with a walk in bay window with wall mounted radiator, wood laminate flooring, light fitting to the ceiling and space for a range of living room furniture.

Living/Dining Area

The living dining area is open plan to the kitchen and comprising of a Gas fireplace, light fitting to the ceiling, Velux window to the ceiling, wood laminate flooring, and bespoke fitted storage and seating, a wall mounted radiator and space for a sofa set dining table and chairs and a range of other furniture. Sliding doors leading into the sunroom.

Kitchen Area

This newly fitted kitchen comprises a range of base and wall mounted units with worktops featuring under counter spot lighting, two inset ceramic sink units with mixer tap and window over, inset oven and gas hob with overhead extractor and splashback, generous amount of storage cupboards, wooden laminate flooring to the floor, door to a good size pantry and a further doors to the utility room and entrance hall.

Sunroom

The sunroom consists of vinyl tiled flooring with windows to the surround overlooking the beautiful mature garden. There space for a range of furniture of your choice and doors leading out to the garden.



The property is within walking distance to top schools in the area and a parade of shops, leisure facilities and eateries of Aylesbury Town Centre. Also within walking distance is the Aylesbury train station, which has direct trains into London Marylebone in under one hour.



Utility Room

The utility features base and wall units with worktops, space for washing machine and tumble dryer and fridge freezer. Door to the w/c and a door one to the rear garden and another leading to the carport to the front of the property.

Downstairs WC

The Downstairs WC Comprises of a WC, wash basin, a bidet and tiles to the floor and splash sensitive areas. Window to the front aspect.

First Floor

Carpeted stairs rising to the first floor landing with doors to all three bedrooms and bathroom.

Master Bedroom

The Master bedroom consists of a walk in bay window, carpet laid to floor, light pendant to ceiling, a wall mounted radiator and space for a super king size bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of a window to the rear aspect, wood laminate flooring laid to floor, light pendant to ceiling, a wall mounted radiator, built in wardrobe and space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of wood laminate flooring laid to floor, light pendant to ceiling, built in wardrobe, a wall mounted radiator, window to front aspect and space for a single bed and other bedroom furniture.

Bathroom

The bathroom features fully tiled walls, panelled bath tub with over head shower and folding screen, WC, wash basin, mixer tap, a wall mounted radiator, Storage cupboard and frosted window to the rear aspect.

Rear Garden

A good size rear garden has been substantially landscaped over the years to provide an enjoyable space with defined areas making it an interesting place to explore featuring a number of patio areas, a variety of fruit trees consisting of 3 apple trees, 2 plum trees, a fig tree and a pear tree. There is a garden shed with power and lighting and steps down to an area of lawn with well stocked borders. This area has established bushes and trees and pathway leading to the bottom of the garden. The properties garden doesn't back on to any other properties but on to Ludlow Place cut-de-sac which is very quiet cul de sac.

Parking

There is a carport and driveway parking to the front offering space for a number of vehicles.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1269.5 ft²
117.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.