



## TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £550,000

FREEHOLD

A three bedroom detached home situated on the sought after south side of Aylesbury. Ideally located within walking distance of the town's renowned grammar and top-performing schools, the property also benefits from easy access to the town centre and excellent road links. The accommodation offers multiple reception rooms providing flexible living space, a fitted kitchen, a downstairs office and a cloakroom. Upstairs are three bedrooms, a family bathroom and a separate WC. Externally, the property boasts a generous rear garden, along with driveway parking to the front.



# TRING ROAD

- SOUTHSIDE OF AYLESBURY • THREE BEDROOM DETACHED FAMILY HOME • WALKING DISTANCE TO GRAMMAR AND TOP SCHOOLS • GENEROUS REAR GARDEN • DOWNSTAIRS OFFICE • DRIVEWAY PARKING • EXCELLENT ROAD LINKS FOR COMMUTERS • MULTIPLE RECEPTION ROOMS



## LOCATION

The property is situated just over a mile from the town centre on the popular south side of Aylesbury. Close to local Primary Schools including St Joseph's and Broughton Junior School, and is within walking distance of the highly regarded Grammar and High Schools. There is good transport links towards London/M25, particularly on the A41 which can be accessed directly. There is a choice of mainline services into London Marylebone at Aylesbury and Stoke Mandeville Stations both of which are a couple of miles away. The location is ideal for families with several parks and playgrounds nearby. There is a parade of shops, nursery, doctor's surgery and a petrol station close by.

## ACCOMMODATION

The accommodation begins with a welcoming entrance hall featuring a useful storage cupboard and stairs rising to the first floor. The kitchen is fitted with an inset gas hob, integrated oven and grill, dishwasher and washing machine, with a door providing convenient side access to the property.

There are multiple reception spaces, including a dining room with a feature fireplace and double doors opening directly onto the rear garden. The living room also benefits from a feature fireplace, offering a warm and comfortable setting. A separate downstairs office provides an ideal home-working space,

complemented by a cloakroom.

To the first floor, the landing offers loft access and an airing cupboard. There are three well proportioned bedrooms, with bedroom three benefiting from built-in wardrobe storage. The bathroom is served by a separate WC, adding practicality for family living.

Externally, the property boasts a generous rear garden with a patio area leading to a wide expanse of lawn, bordered by established trees, shrubs and bushes. To the front, there is driveway parking alongside a front garden.

This well located detached home offers spacious and versatile accommodation in a desirable residential area and is ideally suited to growing families seeking excellent schooling and transport connections.

# TRING ROAD





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

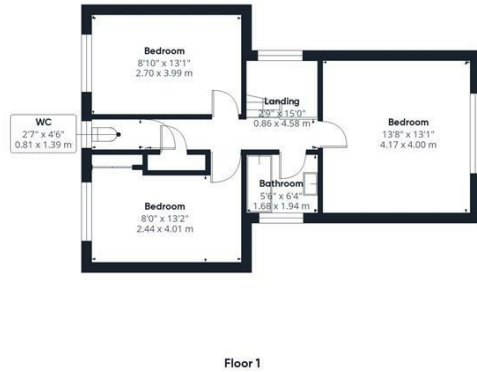
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1265.00 sq ft

**Tenure** – Freehold



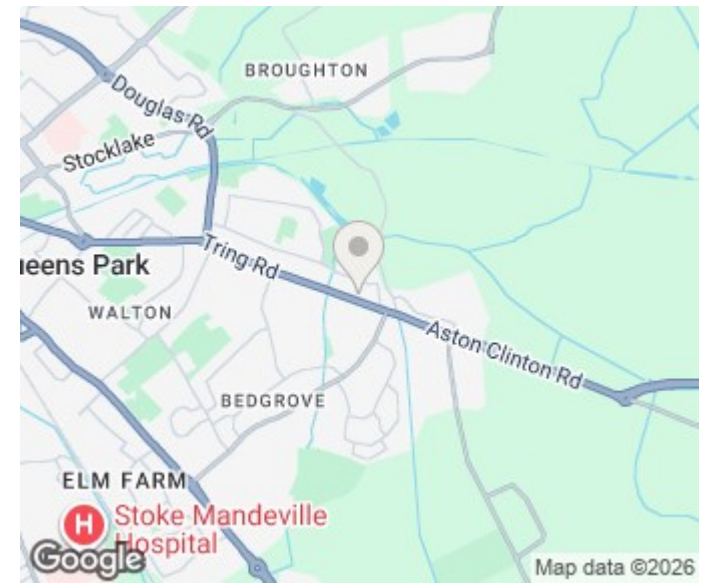


Approximate total area<sup>(1)</sup>  
1265 ft<sup>2</sup>  
117.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 81        |
| (69-80) C                                   |  | 68                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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