TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

ASKING PRICE £490,000

FREEHOLD

NO UPPER CHAIN - LARGE MATURE GARDEN APPROXIMATLEY 120 FT - EXTENDED 1930'S THREE BED SEMI - This spacious home is situated on the southside of Aylesbury and within walking distance of the Grammar and High schools.

GEORGE DAVID

TRING ROAD

• THREE BEDROOM SEMI-DETACHED HOUSE • GENEROUS PLOT ON SOUTHSIDE OF AYLESBURY • LARGE MATURE REAR GARDEN • WALKING DISTANCE TO GRAMMAR & HIGH SCHOOLS • LIVING ROOM WITH FEATURE FIREPLACE • GRAVELLED DRIVEWAY WITH AMPLE PARKING • EXCELLENT ROAD LINKS • UTILITY ROOM AND DOWNSTAIRS WC • EASY ACCESS TO TOWN CENTRE • NO UPPER CHAIN

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 property is approached via a gravelled driveway providing ample off-road parking for multiple vehicles. An entrance hall welcomes you into the home, featuring stairs rising to the first floor and a useful storage cupboard.

To the front of the property is a dining room/family room, offering a flexible space that could suit a variety of uses. The living room is positioned to the rear and features a charming fireplace with a brick mantel, creating a cosy focal point. The living room flows around into the kitchen, forming an open and sociable layout.

The kitchen is fitted with a range of units and includes an inset gas hob and oven, breakfast bar, and a further storage cupboard. From here, a utility room provides additional practicality with space for a fridge, washing machine and tumble dryer, along with access to a downstairs WC. A conservatory to the rear of the property provides an additional reception area with doors opening out to the garden, allowing plenty of natural light and offering an ideal space to relax or entertain.

On the first floor, the landing provides access to the loft and leads to three bedrooms, all served by a family bathroom.

Externally, the rear garden is a particular highlight of the property, offering a generous and mature outdoor space. The garden features multiple patio areas ideal for seating and entertaining, along with an extensive lawn bordered by established shrubs, trees and bushes that create a private and attractive setting.

This property presents an excellent opportunity for families seeking a spacious home in a desirable location close to well-regarded schools and local amenities.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

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ADDITIONAL INFORMATION

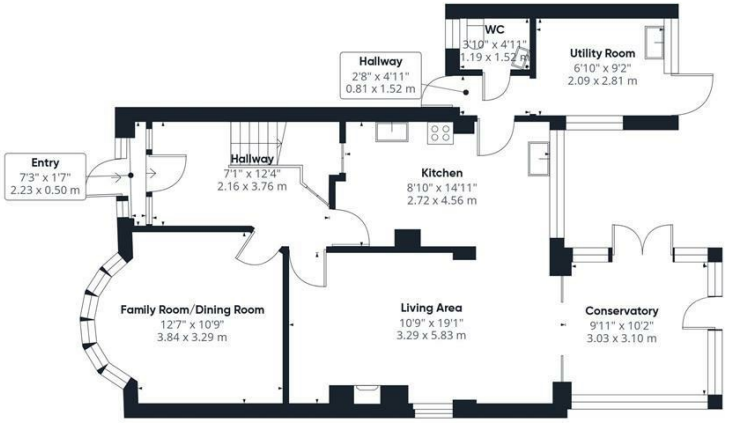
Local Authority – Buckinghamshire Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1244.00 sq ft

Tenure – Freehold



Ground Floor

Floor 1

Approximate total area(1)

1244 ft²

115.7 m²

(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.

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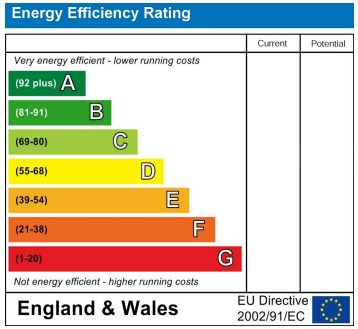

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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