



TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £570,000
FREEHOLD

An extended three/four bed DETACHED FAMILY HOME situated on a very generous overall plot on the south side of Aylesbury within WALKING DISTANCE to the Grammar and High Schools. The property benefits from: DRIVEWAY FOR MULTIPLE VEHICLES - Kitchen with integrated appliances - Large rear garden.



TRING ROAD

- SOUTH AYLESBURY • FULLY DETACHED FAMILY HOME • 3/4 BEDROOMS • REAR GARDEN APPROACHING 100FT • EXTENDED KITCHEN AND DINING ROOM • KITCHEN WITH INTEGRATED APPLIANCES • FOUR PIECE BATHROOM SUITE • EXTENSIVE DRIVEWAY PARKING FOR SEVERAL CARS • FURTHER POTENTIAL TO EXTEND STPP • OFFICE/4TH BEDROOM

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

As you enter through the front door, you are welcomed into an inviting entrance hall which leads to all principal ground floor rooms. The ground floor benefits from a cloakroom, a study which can also be used as a fourth bedroom, and a spacious living room that flows seamlessly into a dedicated dining room. The kitchen is a great size boasting a comprehensive range of integrated appliances, including a double oven, five-ring gas hob, cooker hood, dishwasher, washing machine, and microwave, along with space for an American-style fridge/freezer.

Upstairs, the first floor landing provides access to a

boarded loft with fitted ladder and lighting—perfect for additional storage. There are three well proportioned bedrooms, each with plenty of natural light and a contemporary family bathroom suite.

Outside, the real highlight is the generous rear garden, measuring nearly 100ft in length. Featuring a large patio area ideal for outdoor dining, an expansive lawn with well-stocked plant borders and a garden shed for storage.

To the front, an extensive gravelled driveway provides ample off-road parking for multiple vehicles.



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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

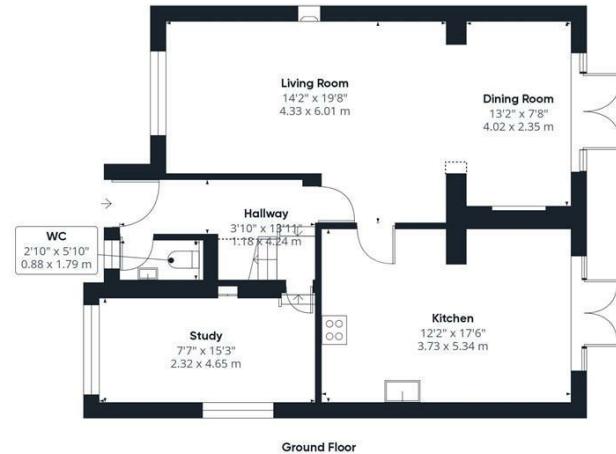
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1296.31 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾

1296.31 ft²
120.43 m²

Reduced headroom
13.12 ft²
1.22 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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