



**TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE**

**OFFERS IN EXCESS OF £450,000  
FREEHOLD**

Benefitting from a DOUBLE STOREY EXTENSION to the front and rear this 1930's home is situated a fantastic position within WALKING DISTANCE to the Grammar and High Schools. The property benefits from a SOUTH FACING REAR GARDEN and is being sold with NO UPPER CHAIN.





## TRING ROAD

• THREE BEDROOM 1930s HOME • NO UPPER CHAIN • SOUTH FACING REAR GARDEN • EXTENDED DINING ROOM AND KITCHEN • DRIVEWAY FOR MULTIPLE CARS • DETACHED BRICK BUILT GARAGE AND WORKSHOP • SPACIOUS LIVING ROOM • DOUBLE STOREY EXTENSION TO FRONT AND REAR



### 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

Nestled in a desirable residential location, this three bedroom home offers spacious and versatile accommodation ideal for family living.

Upon entering the property, you are welcomed into an entrance hall, which leads to a convenient cloakroom with WC and wash basin.

The living room is generously proportioned, featuring a charming fireplace that serves as the focal point of the space, creating a warm atmosphere. The dining room provides ample space for formal dining and entertaining, and benefits from direct access to the

rear garden through patio doors.

The kitchen is well-equipped with an inset electric hob, cooker hood and double oven. There is also space and plumbing for appliances, along with a breakfast bar for casual dining.

Upstairs, the property offers three bedrooms, each with ample space for furniture and storage. The family bathroom suite comprises a panelled bath, separate shower cubicle, WC and wash basin.

Outside, the rear garden features a patio area ideal for outdoor seating and dining, leading to a lawned area with a garden shed for additional storage. The property also benefits from a detached, brick-built garage and a driveway, providing off-road parking.

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### ADDITIONAL INFORMATION

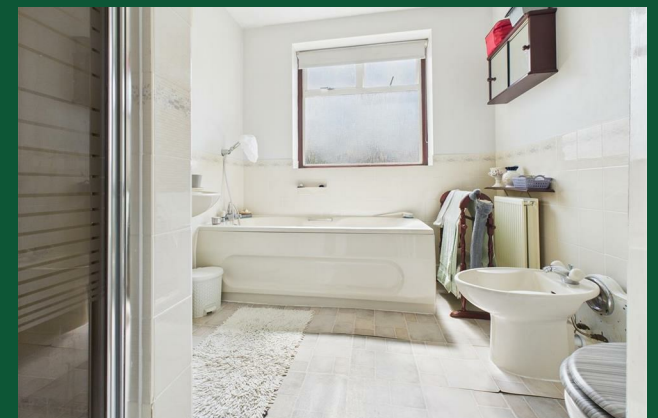
**Local Authority** – Buckinghamshire

**Council Tax** – Band D

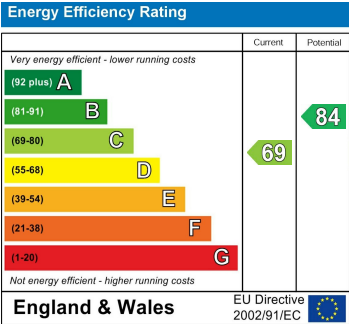
**Viewings** – By Appointment Only

**Floor Area** – 1356.00 sq ft

**Tenure** – Freehold







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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

