



TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £580,000
FREEHOLD

A larger than average EXTENDED 1930's FOUR BED SEMI situated on the southside of Aylesbury within WALKING DISTANCE of the Grammar and High Schools. The property has further potential to extend (STPP) and sits of a generous overall plot of approximately 200ft from front to back.



TRING ROAD

- EXTENDED 1930's SEMI • FOUR BEDROOMS • GARAGE AND DRIVEWAY • LARGER THAN AVERAGE STYLE • SOUTH FACING REAR GARDEN • POTENTIAL TO EXTEND STPP • BAY FRONTED LIVING ROOM • THREE FIRST FLOOR DOUBLE BEDROOMS • LOFT CONVERSION • REAR GARDEN IN EXCESS OF 100FT



LOCATION

The property is situated on the Tring Road in the highly sought after south side of Aylesbury. The property is on the A41 and has easy access to the Aston Clinton bypass and dual carriageway which lead to the M25 and Watford. There are two shopping parades within walking distance of the property at Jansel Square in Bedgrove and Parton Road in Broughton. There is nursery, chemists, and dentists also within a short walk. There are several well-regarded schools close by including the highly regarded Aylesbury Grammar School for boys and High School for girls. The location is also great for dog walkers with Bedgrove Park, Broughton Nature Reserve and the Grand Union Canal all nearby.

ACCOMMODATION

The property was originally constructed in the 1930's and differs from most of the other 1930's semis in the local area. This style is larger in its general size with all rooms (including the entrance hall and landing) throughout the house being wider than in the similar properties in the road. In addition to the original house the property has a single storey extension on the back of the kitchen to create a breakfast room and a loft conversion which has created a really good size bedroom with fitted wardrobes. In addition to the extension and the loft conversion there is potential (Subject to planning permission) to further extend the property to the side and rear. There is a driveway that

provides parking for several cars which leads to a single garage. The rear garden is approximately 125 ft and enjoys a sunny, south facing aspect. The garden is mainly lawned with a full width patio and a side access gate. There is a shed that will remain but still ample space for the erection of a further shed or garden room if required (again subject to planning permission). The property retains many original features including the stained-glass front door, cast iron fireplace and original 1930's internal doors.

The accommodation briefly comprises of: Entrance porch, stained glass front door into spacious entrance with wooden flooring, downstairs cloakroom, bay fronted living room with stained glass window, dining room with cast iron fireplace and French doors to the garden, kitchen with spaces for white goods and central heating boiler, breakfast room with doors to the garden. The first floor has three double bedrooms, four-piece family bathroom suite and a landing with stairs to the 4th bedroom (loft conversion). The second floor has a small landing with eave storage cupboard and a good size double bedroom with fitted wardrobes and views over the rear garden.

The property has gas to radiator central heating, double glazing throughout and has total floorspace (including the garage) of just over 1500 square foot.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

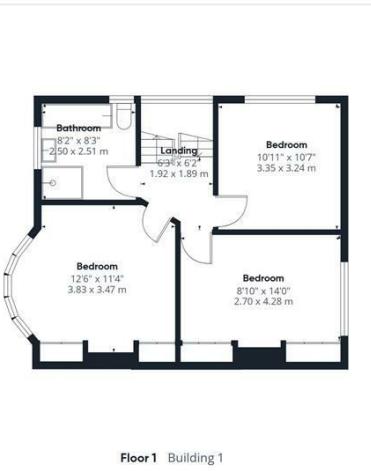
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1523.00 sq ft

Tenure – Freehold

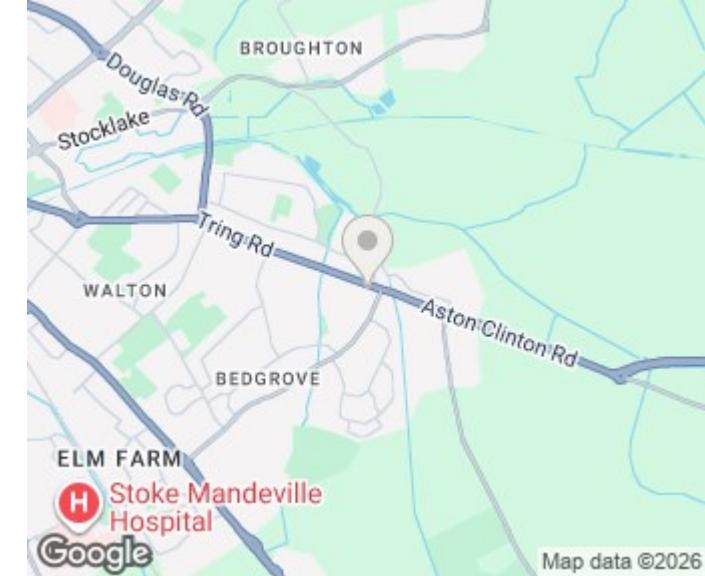




Approximate total area⁽¹⁾
1523 ft²
141.4 m²
Reduced headroom
56 ft²
5.2 m²



(1) Excluding balconies and terraces.
Reduced headroom
..... Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		64
(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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