



TRING ROAD, AYLESBURY, BUCKINGHAMSHIRE

PRICE £500,000
FREEHOLD

A spacious three bedroom end of terrace house situated on Tring Road, ideally located close to the Grammar Schools, town centre and Tesco Superstore. The accommodation includes a living room, dining room, kitchen, utility and cloakroom on the ground floor. Upstairs offers three bedrooms, a bathroom and a separate shower room. Outside, the property benefits from a garden and garage, along with wood burner, solar panels and battery storage providing enhanced energy efficiency and low bills.



TRING ROAD

- THREE BEDROOM END OF TERRACE HOUSE
- CLOSE TO GRAMMAR SCHOOLS & TOWN CENTRE
- CHARACTER FEATURES THROUGHOUT
- GARAGE WITH LIGHT & POWER
- MULTIPLE RECEPTION ROOMS
- SECOND FLOOR MASTER BEDROOM
- UTILITY AND CLOAKROOM
- ENCLOSED REAR GARDEN
- SOLAR PANELS & BATTERY STORAGE
- CLOSE TO TESCO SUPERSTORE



LOCATION

Aylesbury town centre is within walking distance, with an excellent range of shopping and recreational facilities, numerous restaurants and a main line rail station (Marylebone 1 hour). Aylesbury is particularly well served by three of the area's top performing Grammar Schools- Aylesbury Grammar School for boys, High School for Girls and Sir Henry Floyd (mixed). Inspired by the rolling Chiltern Hills, the Aylesbury Waterside Theatre provides an entertaining evening out at the heart of the Canalside and beautiful outdoor purpose-built restaurant and entertainment. Short walking distance to Aquavale swimming & fitness centre, Tesco superstore & the mainline line rail station (Marylebone 1 hour) & there is good access by road onto the A41 leading towards London/M25.

ACCOMMODATION

The property is entered via a welcoming entrance hall with stairs rising to the first floor. The living room features a charming bay window and a feature log burner, creating a warm and inviting space. This leads through to the dining room, which benefits from a feature fireplace, perfect for family meals or entertaining.

The kitchen is fitted with a range of units and offers space for a fridge and cooker. There is a door that leads down to the basement which provides ample

storage space. A separate utility room provides additional space for a washing machine and leads to a cloakroom.

On the first floor, there are two double bedrooms, both featuring decorative fireplaces and built-in wardrobes. This floor also includes a shower room and a separate bathroom, offering flexibility for family living.

Stairs rise to the second floor, where the master bedroom enjoys skylights, eaves storage, and a bright, airy feel — ideal as a peaceful retreat or home office space.

Outside, the rear garden is mainly laid to lawn with established trees providing privacy and greenery. There is also access to the garage, which benefits from light and power, offering excellent storage or workshop potential.

The property further benefits from solar panels and battery storage, significantly reducing electricity costs and improving energy efficiency.

TRING ROAD





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ADDITIONAL INFORMATION

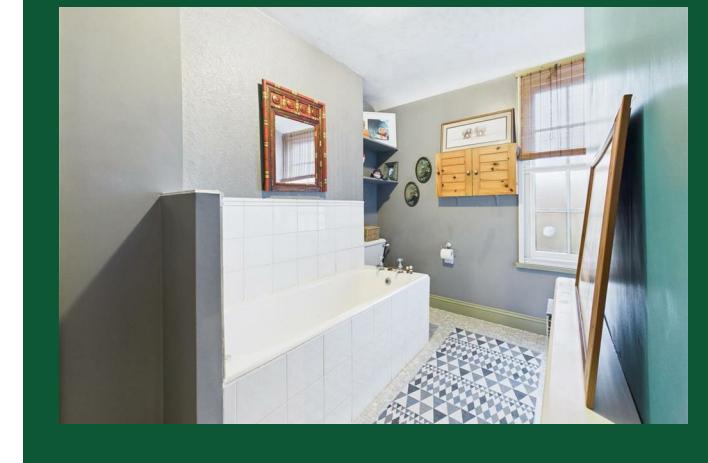
Local Authority – Buckinghamshire

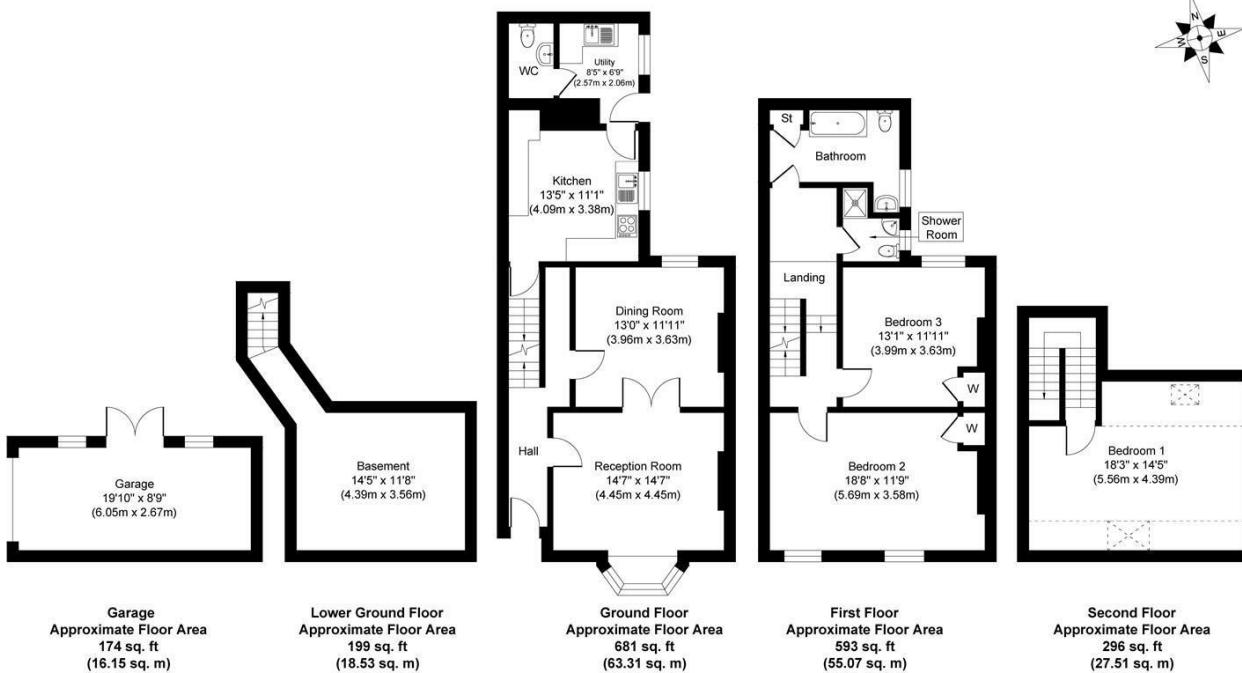
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1675.00 sq ft

Tenure – Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		64
(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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