



**TRING ROAD**  
Aylesbury, Buckinghamshire HP20 1JL



**Brown & Merry are pleased to offer for sale this spacious and well-presented three-bedroom extended 1930's semidetached family home being situated within the popular southside of Aylesbury, close to local amenities and good schools.**

## **Offers in excess of £525,000**

The property features entrance porch and hallway, cloakroom, living room, dining room, conservatory, fitted kitchen, utility, first floor & landing with steps to loft area, boarded and Velux window, three well-proportioned bedrooms, refitted shower room, good size rear garden, block paved driveway providing off road parking. Internal viewing is highly recommended.

Extended 1930's Family Home  
Three Reception Rooms  
Fitted Kitchen & Utility  
Cloakroom & Refitted Shower Room  
Three Bedrooms  
Good Size Rear Garden  
Block Paved Driveway  
Window Shutters

Tenure: Freehold   EPC Rating: D   Council Tax Band: D



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**Located on the sought-after Southside of Aylesbury, this home sits in a quiet residential area within highly desirable school catchments, including Aylesbury Grammar Schools, Broughton, Bedgrove and Turnfurlong Junior Schools.**

**The property is within walking distance of Jansel Square, offering a range of local shops, as well as Parton Road local amenities. Excellent transport links are close by, with the A41 providing easy access to the M25, ideal for commuters, and Aylesbury town centre railway station offering convenient train connections.**



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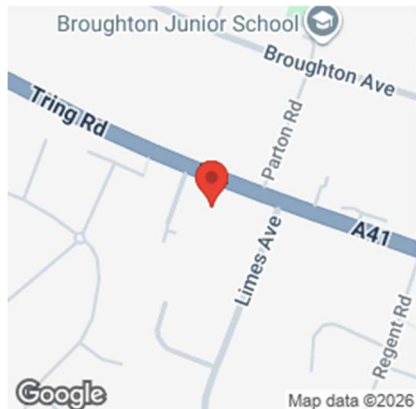
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AYL116429 - 0006

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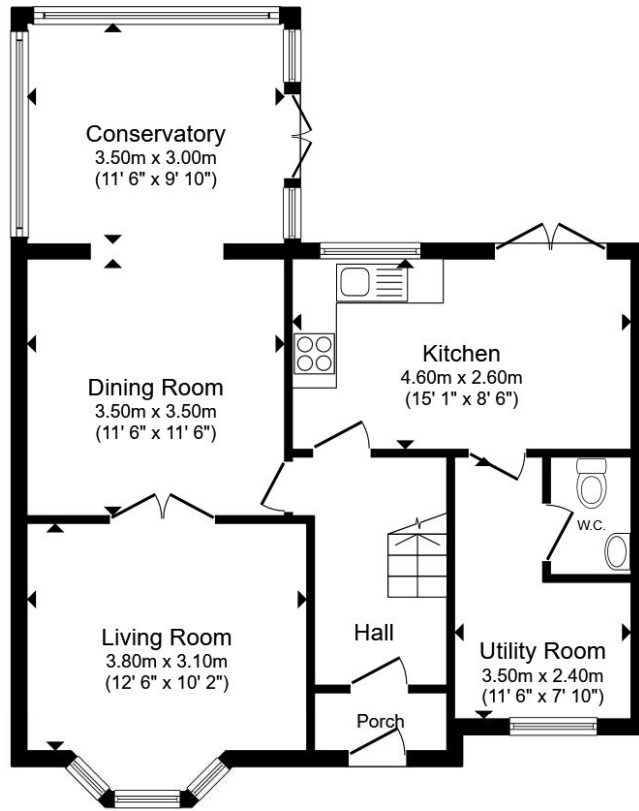
Aylesbury@brownandmerry.co.uk

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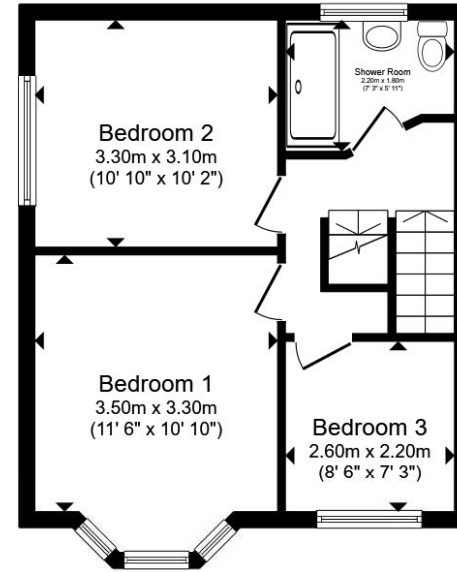
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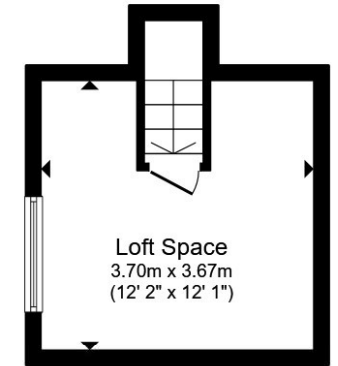
Please note the marker reflects the  
postcode not the actual property



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 119.2 m<sup>2</sup> (1,283 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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