

## 1 Windmill Way, Tring, Hertfordshire, HP23 4HQ



- \* SHOWER ROOM \* LOUNGE \* FAMILY/DINING ROOM
- \* KITCHEN/BREAKFAST ROOM \* FIVE BEDROOMS \* ENSUITE TO MASTER BEDROOM
- \* BATHROOM \* GARAGE \* GENEROUS GARDEN

Situated in one Tring's PREMIER locations this EXTENDED family home is offered to the market with FLEXIBLE accommodation and GENEROUS GARDEN. The property consists of lounge, family/dining room, kitchen/breakfast room, FIVE bedrooms, en suite, garage and gardens.

**Guide Price £700,000 Freehold**

## **ACCOMMODATION**

### **ENTRANCE PORCH**

Double glazed windows to front and side aspects. Part glazed door to:

### **ENTRANCE HALL**

Stairs to first floor, built in storage cupboard, doors to kitchen and shower room.

### **SHOWER ROOM**

Low level w.c. wall mounted wash hand basin, walk in shower cubicle.

### **LOUNGE**

*12' 7" x 10' 8" (3.83m x 3.25m)*

Double glazed window to front aspect. Feature fireplace with brick surround, radiator, television point, door to sitting room.

### **FAMILY ROOM/DINING ROOM**

*19' 1" x 14' 9" (5.81m x 4.49m) max*

Double glazed patio doors and window to rear, two radiators, door to Kitchen/Breakfast room.

### **KITCHEN**

*18' 11" x 9' 1" (5.76m x 2.77m)*

Double glazed windows to rear and side aspects. Range of wall mounted and floor standing units with roll edge work surface over, built in eye level oven and grill, gas hob with extractor over, one and a half bowl sink and drainer with mixer tap, built in fridge, space for fridge/freezer, washing machine, dish washer and tumble dryer, radiator, breakfast bar. Door to dining room,

### **LANDING**

Doors to all rooms, access to loft space, storage cupboard, airing cupboard housing hot water cylinder.

### **BEDROOM ONE**

*13' 8" x 9' 3" (4.16m x 2.82m)*

Two double glazed windows to front aspect. Range of built in wardrobes, radiator, door to ensuite.

### **ENSUITE**

Frosted double glazed window to side aspect. Three piece suite comprising low level w.c. pedestal wash hand basin, shower cubicle, radiator.

### **BEDROOM TWO**

*12' 11" x 11' 0" (3.93m x 3.35m)*

Double glazed window to front aspect. Built in wardrobe and dresser, radiator.

### **BEDROOM THREE**

*10' 11" x 10' 0" (3.32m x 3.05m)*

Double glazed window to rear aspect. Radiator, built in cupboard.

### **BEDROOM FOUR**

*9' 7" x 7' 10" (2.92m x 2.39m)*

Double glazed window to rear aspect. Built in wardrobes and shelves, radiator.

### **BEDROOM FIVE**

*8' 0" x 9' 3" (2.44m x 2.82m)*

Double glazed window to rear aspect. Radiator.

### **BATHROOM**

Frosted double glazed window to side aspect. Three piece suite comprising low level w.c. pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator.

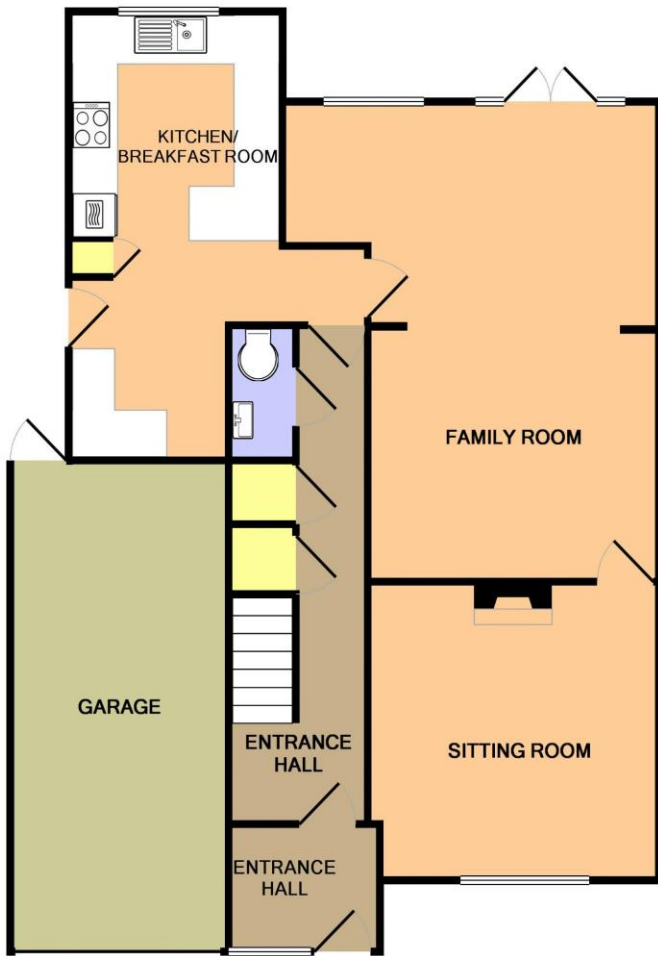
### **OUTSIDE**

### **GARAGE**

Up and over door space for fridge/freezer.

### **REAR GARDEN**

Mainly laid to lawn with mature flower and shrub beds, decked area, raised pond, stepping stones to picketed area housing shed, outside tap, greenhouse and further shed, security lighting

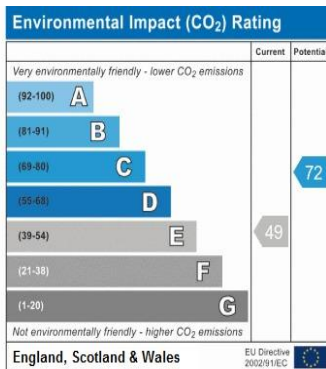
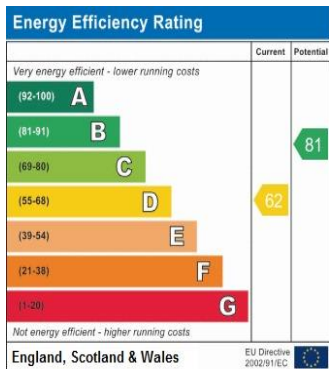


GROUND FLOOR  
APPROX. FLOOR  
AREA 981 SQ.FT.  
(91.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)

WINDMILL WAY, TRING HP23 4HQ (PRODUCED FOR MICHAEL ANTHONY)  
TOTAL APPROX. FLOOR AREA 1707 SQ.FT. (158.6 SQ.M.)  
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