





£550,000

A deceptively spacious three bedroom detached family home fronting onto parkland and offering easy access to local amenities and the surrounding countryside. The property has been very well maintained throughout and offers generous open plan living accommodation, separate kitchen/breakfast room, downstairs cloakroom, spacious landscaped gardens, garage and driveway parking for several vehicles.

Property Description

ENTRANCE

Double glazed leaded light door to:

ENTRANCE HALL

Two radiators, double glazed leaded light windows, glazed door to lounge and door to cloakroom.

CLOAKROOM

Double glazed leaded light window. Low level w.c., wash hand basin with storage cupboard below, radiator.

LOUNGE/DINING ROOM, CONSERVATORY

A lovely bright open plan living space with double glazed patio doors to rear and opening to the double glazed conservatory with double glazed double doors to garden. Five radiators, brick built fireplace with gas living flame fire, stairs to first floor, personal door to garage.

KITCHEN/BREAKFAST ROOM

Double glazed leaded light window to front and double glazed door to side. Fitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink with mixer tap, cooker point, plumbing for automatic washing machine and dishwasher, radiator, wall mounted gas fired boiler.

LANDING

Double glazed window to rear. Radiator, airing cupboard housing lagged copper cylinder, access to loft space via extending ladder.

BEDROOM ONE

Double glazed leaded light window to front overlooking parkland. Range of built in wardrobes, radiator.

BEDROOM TWO

Double glazed leaded light window to rear. Radiator.

BEDROOM THREE

Double glazed leaded light window to front overlooking parkland. Radiator.

SHOWER ROOM

Double glazed window. Large tiled shower cubicle, pedestal wash hand basin, low level w.c., tiled walls and floor, radiator.

OUTSIDE

GARAGE

Electric roller door, power and light, personal door to house.

FRONT GARDEN

Block paved providing parking for several cars, flower and shrub beds.

REAR GARDEN

A landscaped garden which is mainly laid to lawn with paved patio area and flower and shrub beds, all enclosed by panel fencing, gated side access, timber shed, outside lighting.

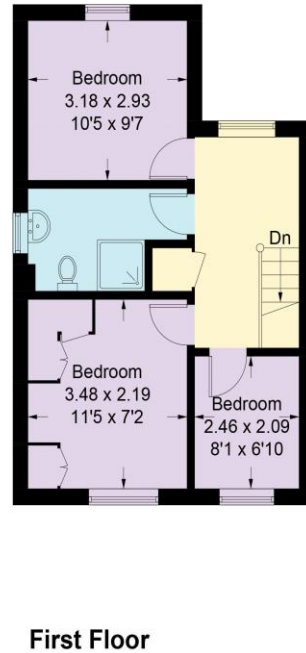
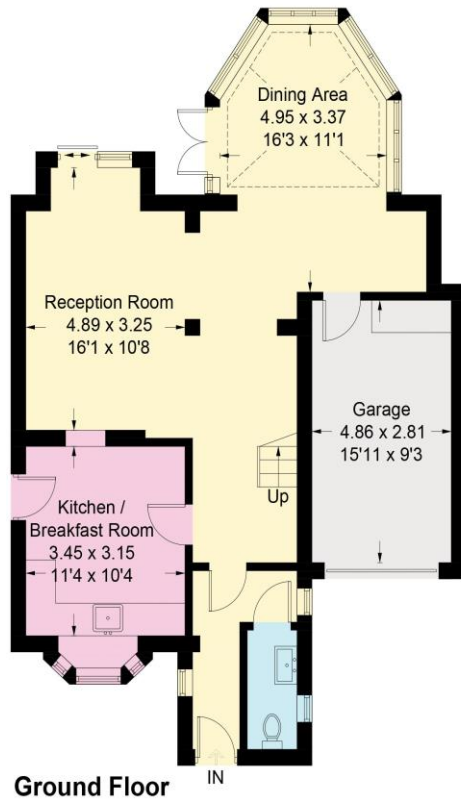


April Cottage, Station Road



Approximate Total Area
1302 sq ft / 121.0 sq m
(Including Garage)

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID967454)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	81
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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