





Guide Price
£800,000

Set on a sizeable plot a short walk from the local schools and amenities in the popular area of Grove in Tring, this extended four bedroom detached family home is in need of some modernisation but offers a fantastic opportunity to create a wonderful family home. Comprising two reception rooms, kitchen/breakfast room, downstairs WC and family bathroom. Additionally, the property benefits from a substantial rear garden, garage and driveway parking for multiple cars. No Onward Chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, radiator, doors to cloakroom, lounge and kitchen/breakfast room.

CLOAKROOM

Double glazed window to side aspect. Low level w.c., pedestal wash hand basin, radiator.

LOUNGE

Double glazed bay window to front aspect. Feature fireplace, radiator, glazed double doors to dining room.

DINING ROOM

Double glazed double doors to rear. Two radiators, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Double glazed windows to side and rear aspects, double glazed french door to side. Wall mounted and floor standing units with work surface over, built in oven and gas hob with extractor fan over, one and a half bowl sink with mixer tap, space for fridge/freezer, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer.

LANDING

Double glazed window to front aspect. Access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Built in wardrobe, radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Frosted double glazed window to side. Panelled bath with shower over, low level w.c., wash hand basin, heated towel rail, airing cupboard housing lagged water cylinder.

OUTSIDE

GARAGE & PARKING

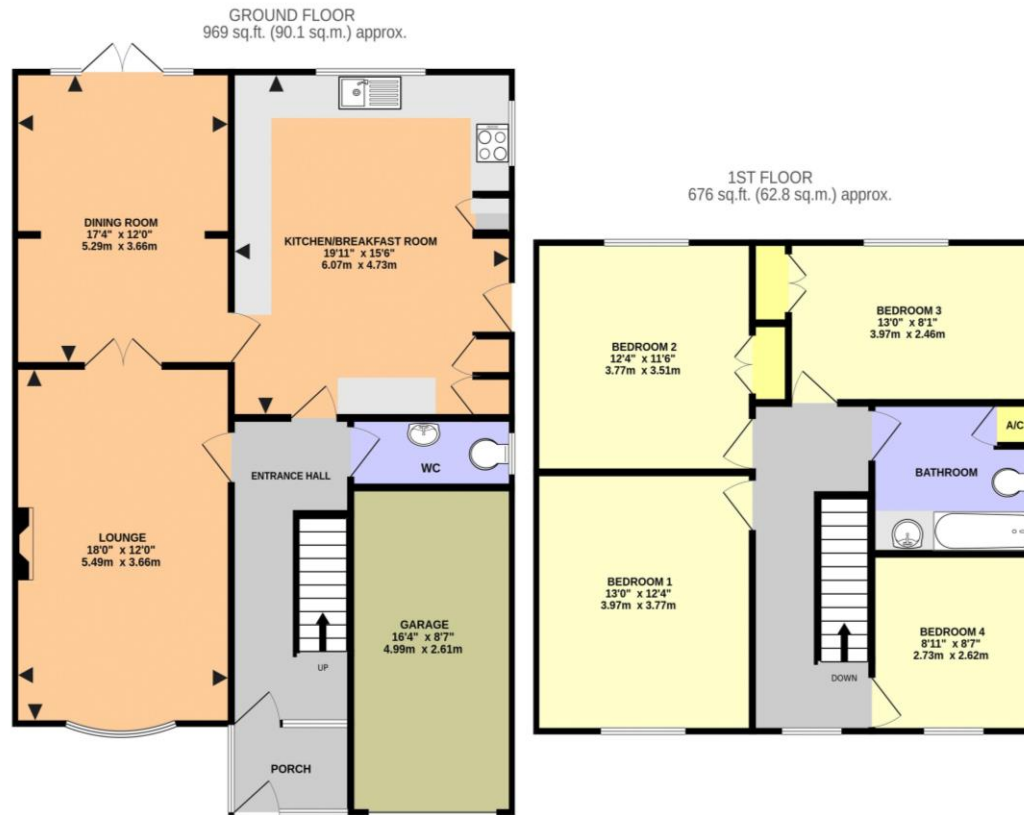
Up and over door, driveway providing off road parking for multiple cars.

FRONT GARDEN

Mainly laid to lawn with flower and shrub beds, enclosed by hedging, gated side access.

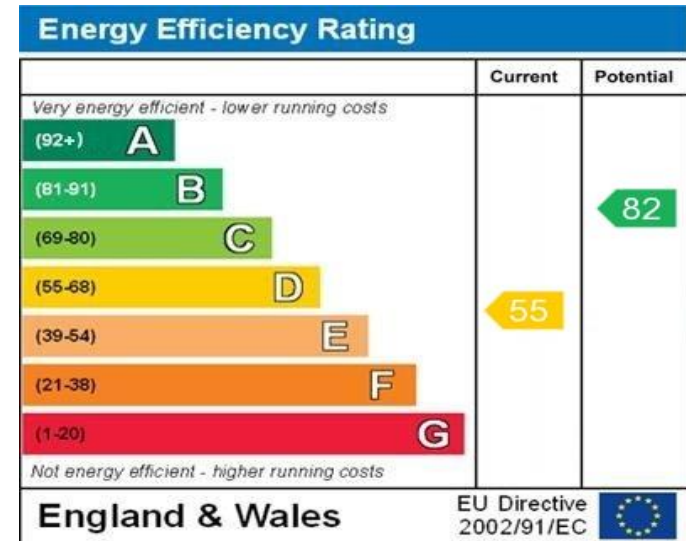
REAR GARDEN

Mainly laid to lawn with patio area, mature trees.



HOLLYFIELD CLOSE, TRING HP23 5PL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.
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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.

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