





Guide Price
£625,000

This beautifully presented three bedroom semi-detached family home, situated on the ever popular Grove side of Tring, has been tastefully extended to provide accommodation benefiting from a recent refurbishment to the ground floor, including a new kitchen/dining/ family room, lounge with wood burner, cloakroom, utility, study, en-suite shower room to master bedroom and family bathroom. The property also benefits from driveway parking for two cars, garage and rear garden that backs onto playing fields.

Property Description

ENTRANCE PORCH

Double glazed window to front aspect, door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, under stairs storage cupboard.

CLOAKROOM

Low level WC, wash hand basin.

LOUNGE

Double glazed door to rear aspect, two double glazed windows to front aspect. Feature fireplace with brick surround, radiator.

KITCHEN/DINING ROOM

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink unit with mixer tap over, integrated dishwasher, fridge freezer and tumble dryer, built-in oven and hob with extractor fan over.

UTILITY

Double glazed window and UPVC door to rear aspect. Plumbing for washing machine, wall-mounted gas boiler.

LANDING

Airing cupboard housing lagged water cylinder, two points of access to boarded loft space.

BEDROOM ONE

Two double glazed windows to rear aspect. Built-in wardrobes, radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, wash hand basin, tiled shower cubicle, heated towel rail.

BEDROOM TWO

Two double glazed windows to front aspect. Built-in wardrobes, radiator, storage cupboard.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

STUDY

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, heated towel rail, wash hand basin.

OUTSIDE

GARAGE

Detached garage.

FRONT GARDEN

Mainly laid to gravel with patio area, parking for two cars.

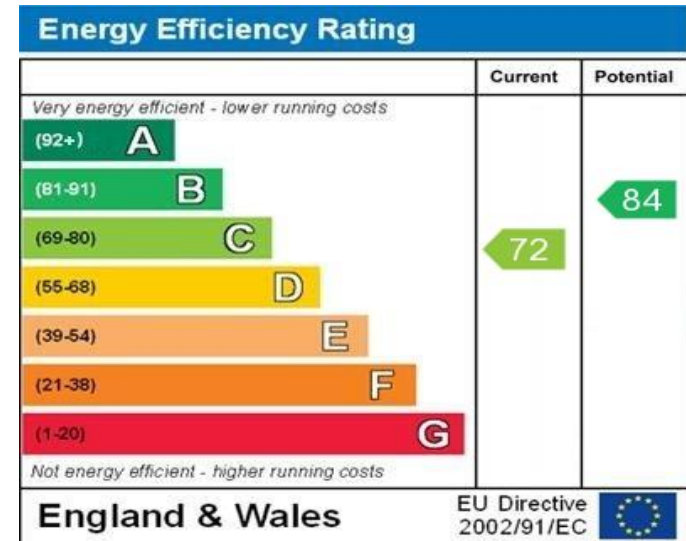
REAR GARDEN

Mainly laid to lawn with patio area, pond, flower and shrub borders, outside light, shed, outside tap, access to front.



GROVE GARDENS, TRING HP23 5PX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.
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79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk