





**£775,000**

A recently constructed and beautifully presented four bedroom detached family home standing on an extremely generous plot on the popular Roman Park development is offered to the market with no upper chain. The property offers an open plan kitchen/dining room, separate lounge, study, main bedroom with en suite, downstairs cloakroom, garage and driveway parking for up to three cars.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

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

## **CLOAKROOM**

Low level WC, wash hand basin, heated towel rail.

## **LOUNGE**

Double glazed doors to rear. Radiator.

## **STUDY**

Double glazed window to front aspect. Radiator.

## **KITCHEN/DINING ROOM**

Fitted with a range of wall-mounted and floor standing units with reconstituted stone worktops, one and a half bowl stainless steel sink unit with mixer tap over, double glazed doors to rear and chrome down lights. integrated: dishwasher, fridge freezer, double oven and gas hob with extractor fan over.

## **UTILITY**

Double glazed door to rear. Floor standing and a range of matching wall units with work surface over, stainless steel sink with mixer tap over, radiator.

## **LANDING**

Access to loft space, shelved airing/storage cupboard.

## **BEDROOM ONE**

Double glazed window to rear aspect. Radiator, built-in wardrobe, door to en-suite.

## **EN-SUITE**

Double glazed frosted window to rear aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

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

## **GENERAL**

Chrome Powerpoints and light switches throughout Chrome down lights to Kitchen, Utility, Cloakroom, Bathroom and En-Suite" and burglar alarm with full coverage. Smoke Alarm.

## **OUTSIDE**

### **FRONT GARDEN**

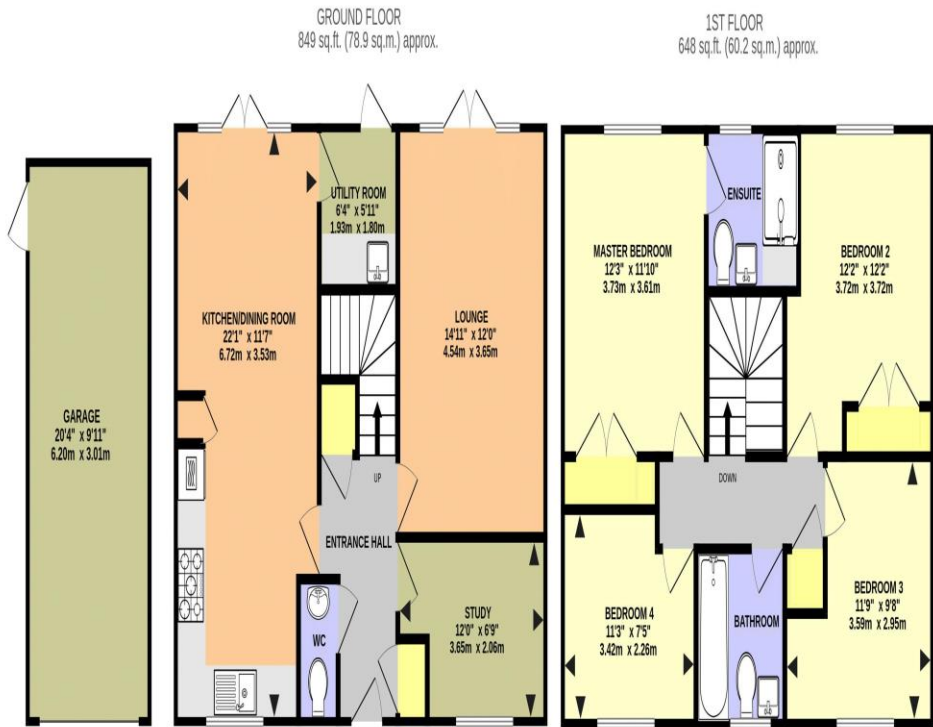
Lawn area, path leading to front door and sensor controlled external lighting.

### **REAR GARDEN**

Mainly laid to lawn with patio area and path to garage, personal door to garage, gated side access to both sides, cold water tap, electric powerpoint, external lighting to patio and a timber storage shed with power and lighting, all enclosed by timber fence panelling,

### **GARAGE**

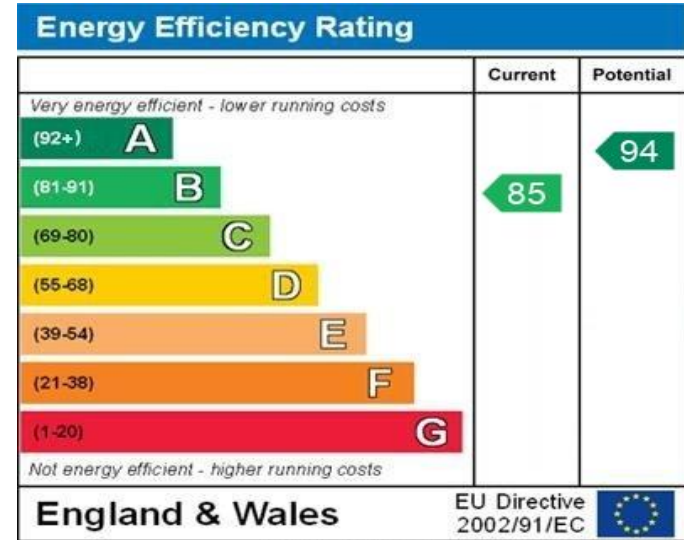
Large External Garage with additional power points and upgraded lighting. Rear door giving access to garden and electronic remotely controlled up and over door to vehicle access. Internal walls and floor painted.



PAVIS CLOSE, TRING HP23 4FW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1496 sq.ft. (139.0 sq.m.) approx.

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