





Guide Price
£1,000,000

Situated in the sought after village of Wigginton this deceptively spacious three/four bedroom detached chalet bungalow stands on a lovely mature plot with an adjoining three acre parcel of land offering a host of uses. The property enjoys wonderful views over the surrounding Chiltern Hills and also offers tremendous potential to extend (subject to usual planning permissions) to create a fabulous family home. The property currently benefits from two/three reception rooms, conservatory, family shower room and en suite bathroom, kitchen breakfast room and utility room, double garage and driveway parking for several cars and the added benefit of no onward chain.

Property Description

ENTRANCE

Part glazed door to:

ENTRANCE PORCH

Quarry tiled floor, glazed door to:

ENTRANCE HALL

Stairs to first floor with storage cupboard below, two radiators.

LOUNGE

A triple aspect room with double glazed sliding patio doors to rear and windows to both sides. Brick built fireplace with quarry tiled hearth and mantle, two radiators, double doors to:

DINING ROOM

Double glazed window and glazed door to conservatory, radiator.

CONSERVATORY

Double glazed double doors and double glazed windows to rear. Quarry tiled flooring, electric radiator.

STUDY/BEDROOM FOUR

Double glazed window to front aspect. Range of built in wardrobes, radiator.

KITCHEN/BREAKFAST ROOM

Windows to side and rear aspects. Fitted with a range of both floor and wall mounted units with work surface over, single drainer sink unit with mixer tap, cooker point, plumbing for dishwasher, part tiled walls, radiator, part half glazed door to utility room.

UTILITY

Double glazed window to side and stable door to conservatory. Floor standing units, single drainer stainless steel sink, plumbing for automatic washing machine, wall mounted gas boiler, radiator.

BEDROOM ONE

A triple aspect room with double glazed window to front and double glazed windows to both sides. Built in wardrobes, radiator.

EN-SUITE

Double glazed window. Comprising panelled bath with mixer tap and shower attachment, wash hand basin with storage below, bidet, low level w.c., part tiled walls, heated towel rail.

BEDROOM TWO

Double glazed bay window to front. Fireplace with wood burning stove, two radiators, understairs storage cupboard.

SHOWER ROOM

Double glazed window. Walk in shower, pedestal wash hand basin, low level w.c., part tiled walls, radiator, airing cupboard housing hot water cylinder.

LANDING

Double glazed velux window, eaves storage cupboard, radiator.

BEDROOM THREE

Double glazed velux window to front and double glazed window to rear overlooking the gardens, paddock and Chiltern Hills beyond, eaves storage cupboards, two radiators.

EN-SUITE TOILET

Double glazed velux window. Low level w.c., wash hand basin, part tiled walls, radiator.

OUTSIDE

DOUBLE GARAGE

Electric up and over door, power and light, storage over.

FRONT GARDEN

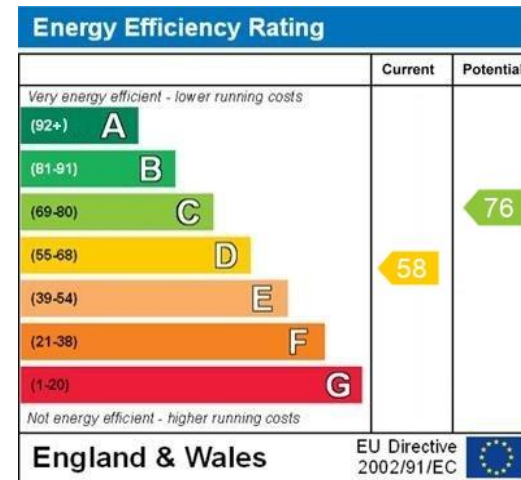
Shingled driveway providing parking for numerous cars.

REAR GARDEN

Mainly laid to lawn with paved and timber decked patio areas, all enclosed by fencing and hedging, gated side area, timber storage sheds, gated access to Paddock area.

PADDOCK

Extending to approximately three acres and laid to grass and enclosed by fencing and hedging.



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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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk