





**Offers in Excess of
£675,000**

Situated in a tucked away position on the outskirts of Tring offering easy access to wonderful walks and countryside this tastefully extended three, double, bedroom detached family home stands on a good sized southerly facing garden and benefits include two reception rooms, conservatory, main bedroom with en suite shower room, downstairs cloakroom and driveway parking for several cars.

Property Description

ENTRANCE PORCH

UPVC double glazed door to:

ENTRANCE HALL

Stairs rising to first floor, radiator doors to:

CLOAKROOM

Low level WC, wall-mounted wash hand basin, radiator, frosted window to the side.

LOUNGE/DINING ROOM

Double glazed doors to garden, radiator, opening to conservatory.

CONSERVATORY

Double glazed conservatory on a brick base, with solid oak wooden floors, radiator and double glazed doors to garden.

STUDY/BEDROOM FOUR

Double glazed window to the front, radiator, door to side, Velux window.

KITCHEN

Double glazed window to the front, double glazed door to the side. Fitted with a range of wall-mounted and floor units with rolled edge work surface over, stainless steel sink with drainer, built-in double oven, gas hob with extractor fan over, space for dishwasher, space for fridge freezer.

LANDING

Access to loft space via ladder, double glazed window to the front, doors to all rooms.

BEDROOM ONE

Double glazed window to the rear, radiator, door to en-suite.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower, extractor fan, heated towel rail, tiled walls and floor.

BEDROOM TWO

Double glazed window to the front, radiator.

BEDROOM THREE

Double glazed window to the rear, radiator, cupboard.

BATHROOM

Double glazed window to the front, radiator, low level WC, wash hand basin in vanity unit, bath with shower attachment over.

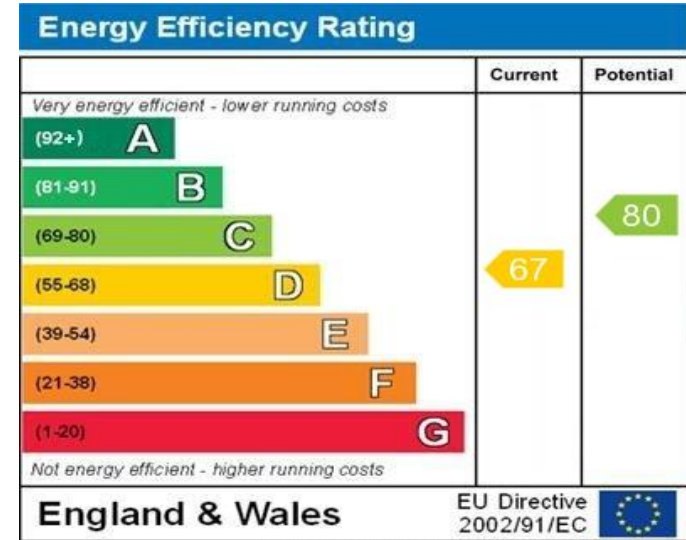
OUTSIDE

FRONT GARDEN

Mainly laid to lawn, driveway parking for several cars, outside light, outside power socket, flower and shrub beds, door to study/bedroom four, door to lean-to shed.

REAR GARDEN

South facing patio with steps rising to further patio area, pond, laid to artificial grass with flower and shrub beds, side access, outside tap, storage shed with mains water, skylight and washing machine.



WWW.EPC4U.COM

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