





£650,000

Located opposite Tring reservoirs this two/three bedroom Grade II Listed character farmhouse sits on a large plot and is welcomed to the market offering flexible accommodation including lounge, dining room/study/bedroom three, kitchen with breakfast bar, downstairs shower room and workshop. Further benefits include, parking for two vehicles, en-suite bathroom and shower room to two of the bedrooms as well as two loft rooms (requiring finishing).

Property Description

ENTRANCE

Door to:

LOUNGE

Window to side aspect. Stairs rising to first floor, underfloor heating, feature fireplace.

DINING ROOM/STUDY/BEDROOM THREE

Window to side and rear aspects. Underfloor heating.

KITCHEN/BREAKFAST ROOM

Window to front and rear aspects. Fitted with a range of wall-mounted and floor standing units with work surface over, space for range cooker with extractor fan over, space for fridge freezer, butler sink with mixer tap, integrated dishwasher, breakfast bar, opening to lounge, door to dining room/study/bedroom three and shower room, underfloor heating.

LANDING

Doors to bedrooms one and two.

BEDROOM ONE

Window to side aspect. Radiator, storage cupboard, opening to:

EN-SUITE

Window to side aspect. Low level WC, wash hand basin, heated towel rail, ball and claw bath.

BEDROOM TWO

Window to front aspect. Radiator, stairs rising to second floor, opening to:

EN-SUITE

Tiled shower cubicle, wash hand basin, low level WC, heated towel rail.

LOFT ROOM

Window to side aspect. Radiator, low level WC, wash hand basin, door to additional loft room.

LOFT ROOM

Window to side aspect. Radiator.

SHOWER ROOM

Window to rear aspect. Tiled shower cubicle, low level WC, heated towel rail, opening to workshop and MegaFlow system.

WORKSHOP

Window to front aspect, door to rear. Plumbing for washing machine, space for tumble dryer, radiator.

OUTSIDE

PARKING

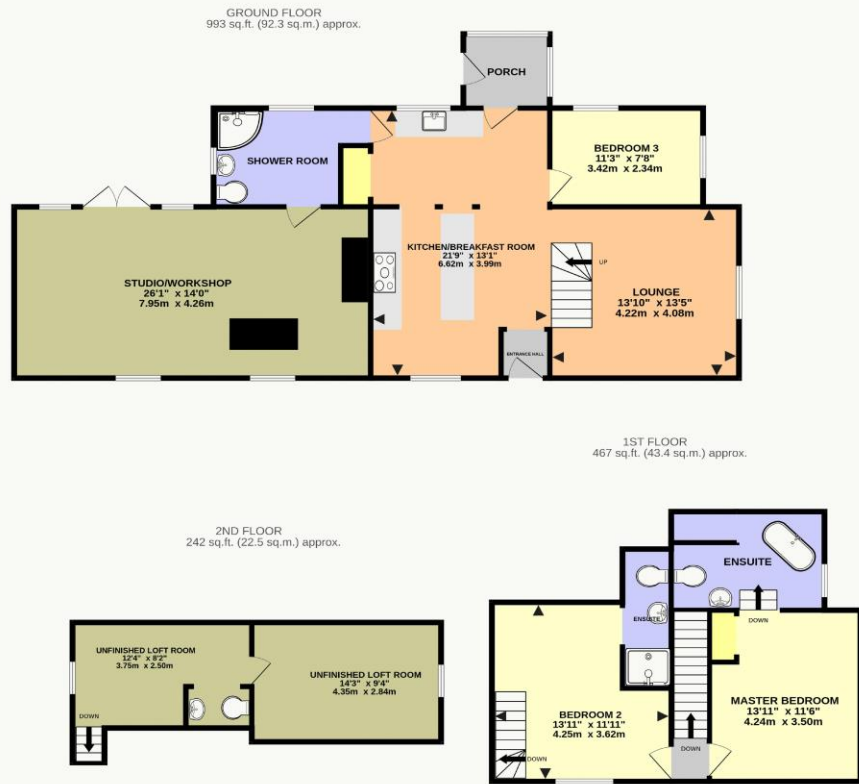
Driveway parking for two vehicles.

SIDE GARDEN

Courtyard area, side access, external boiler.

REAR GARDEN

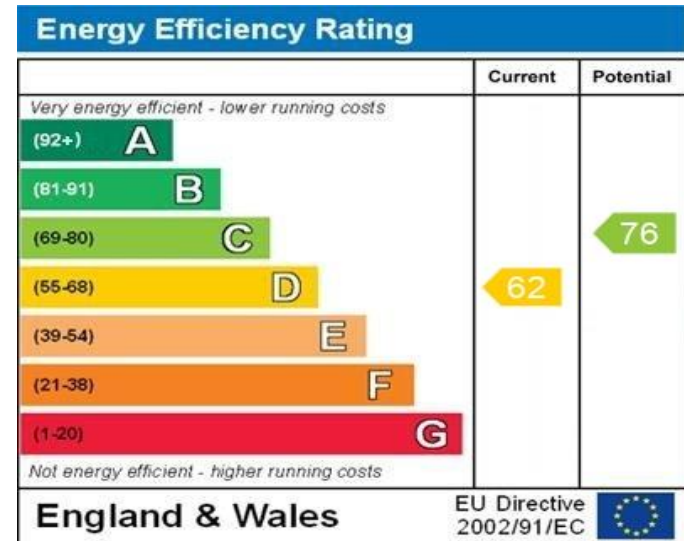
Mainly laid to lawn, outside light, mature trees, oil tank, shed.



MARSWORTH, HP23 4LL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
Made with Metropix ©2024



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