





£635,000

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

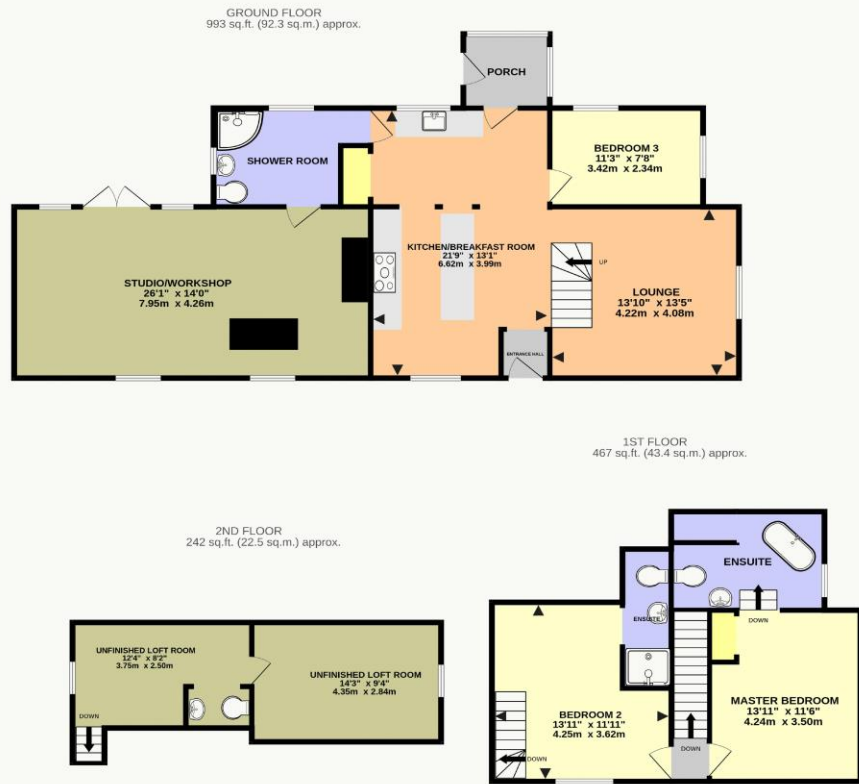
Driveway parking for two vehicles.

SIDE GARDEN

Courtyard area, side access, external boiler.

REAR GARDEN

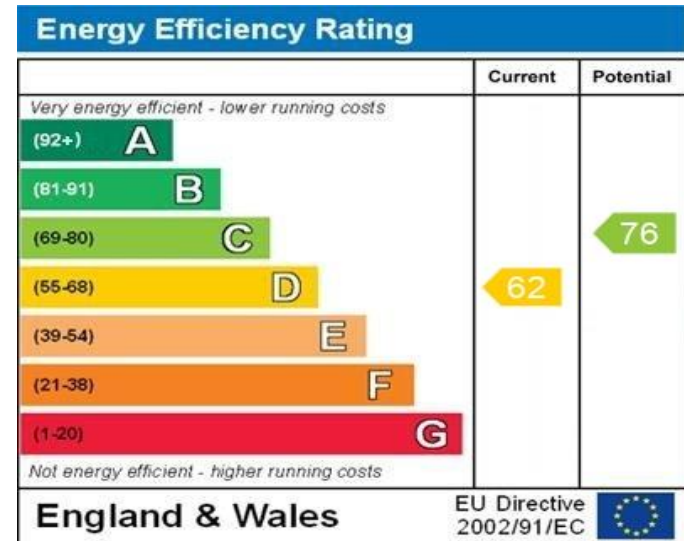
Mainly laid to lawn, outside light, mature trees, oil tank, shed.



MARSWORTH, HP23 4LL (PRODUCED FOR MICHAEL ANTHONY)

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

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