





**Guide Price**  
**£795,000**

Situated in the heart of the conservation area offering easy access to all amenities and town centre this deceptively spacious three/four bedroom detached family home offers incredibly flexible accommodation which is set over three floors. Benefits include a good sized lounge/dining room, conservatory, studio/bedroom four with en suite shower room, downstairs cloakroom, enclosed garden and garage & workshop.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor with under stairs storage cupboard, radiator, wood block flooring.

## **CLOAKROOM**

Double glazed frosted window to side aspect. Low level WC, vanity unit with inset wash hand basin, tiled floor.

## **LOUNGE/DINING ROOM**

Double glazed bay window to front aspect, sliding door to conservatory. Two radiators, feature fireplace.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink unit with mixer tap, space for washing machine, dishwasher, cooker with extractor fan over and fridge freezer; radiator, door to conservatory.

## **CONSERVATORY**

Double glazed windows to rear aspect, double glazed door to garden. Radiator, door to studio/bedroom four.

## **STUDIO/BEDROOM FOUR**

Double glazed double doors to garden, double glazed window to side. Radiator, door to en suite.

## **EN-SUITE SHOWER ROOM**

Low level WC, pedestal wash hand basin with mixer tap, tiled shower cubicle, radiator, tiled walls and floor.

## **LANDING/DRESSING ROOM**

Double glazed windows to front and side aspects. Storage cupboard, radiator, stairs rising to second floor.

## **BEDROOM TWO**

Two double glazed windows to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, Vanity unit with inset wash hand basin, panelled bath with shower attachment, radiator, tiled walls and floor.

## **SECOND FLOOR**

### **BEDROOM ONE**

Two windows to rear aspects with views over Tring, two Velux windows to front aspect. Eaves storage, built-in wardrobe, radiator.

### **OUTSIDE**

#### **GARAGE/WORKSHOP**

Up and over door, power and lighting.

#### **FRONT GARDEN**

Mainly laid to shingle with flower and shrub beds, path leading to front door and driveway parking for one car leading to the garage/workshop.

#### **REAR GARDEN**

Mainly laid to lawn with flower and shrub beds, patio area, large brick built storage shed with power and lighting, outside tap, gated rear access.



KING STREET, TRING HP23 6BE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 2123 sq.ft. (197.2 sq.m.) approx.

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

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