





£665,000

Located in the conservation area of Tring, in a quiet cul-de-sac, this beautifully presented, and renovated, three-bedroom semi-detached home is welcomed to the market boasting modern kitchen/dining room, family room, lounge, utility and downstairs shower room. As well as driveway parking and a large private garden to the rear.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, doors to kitchen/dining room.

LOUNGE

Double glazed bi-fold doors to rear aspect. Wood block flooring, radiator, a range of built-in storage.

DINING ROOM/FAMILY ROOM

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed windows to front and side aspects. Fitted with a range of wall-mounted and floor standing units with work surface over, island with integrated: hob with extractor fan over, butler sink with mixer tap, dishwasher, fridge, and freezer; radiator, doors to lounge, utility and family room.

UTILITY

Floor standing units with work surface over, stainless steel sink with mixer tap over, plumbing for washing machine, space for tumble dryer, radiator, concealed wall-mounted gas boiler, door to WC.

CLOAKROOM

Double glazed frosted window to side aspect. Tiled shower cubicle, wash hand basin, low level WC, heated towel rail.

LANDING

Double glazed window to rear aspect. Radiator, access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

OUTSIDE

PARKING

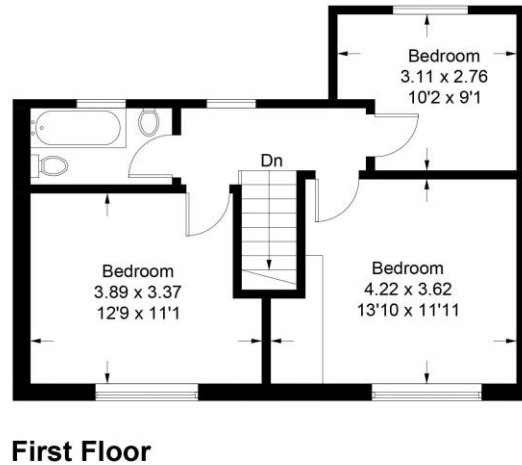
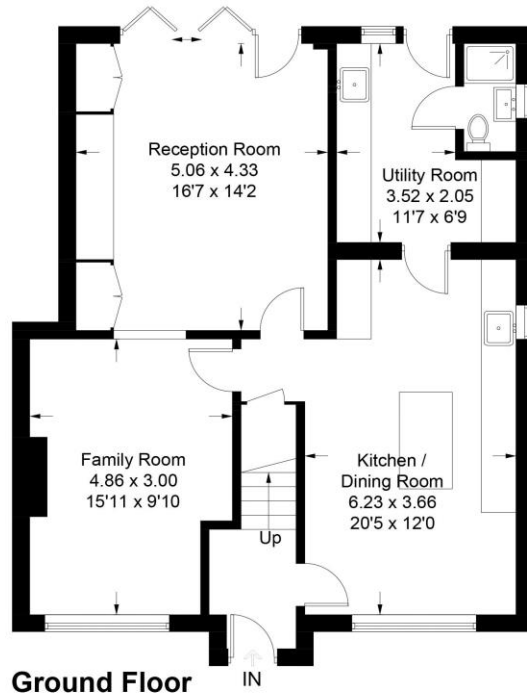
Driveway parking for several vehicles, outside light.

REAR GARDEN

Stairs from back door leading to patio area, mainly laid to lawn with outside light, two garden shed, brick build shed with power, outside tap, play area, side access, raised beds.

Woodland Close

Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1087703)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		69	82
WWW.EPC4U.COM			

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