





Guide Price
£400,000

Located in a quite cul-de-sac, a short walk from Tring high street and Dundale primary school, this spacious three bedroom home is welcomed to the market offering open plan lounge/kitchen/dining space, family bathroom and private rear garden.

Property Description

ENTRANCE

Double glazed door with matching side panel to:

ENTRANCE PORCH

Radiator. Door to:

LOUNGE

Double glazed bay window to front. Stairs to first floor with storage cupboard below. Two radiators. Archway to kitchen/dining room.

KITCHEN/DINING ROOM

Fitted with single drainer stainless steel sink unit with cupboards below. Further floor and wall mounted units with roll edge work surface over. Part tiled walls. Plumbing for automatic washing machine and tumble dryer, space for fridge freezer, Cooker point. Part tiled walls. Tiled floor. Radiator. Wall mounted gas combination boiler. Double glazed windows and door to rear.

LANDING

Access to part boarded loft space.

BEDROOM ONE

Double glazed window to front. Radiator. Built in cupboard.

BEDROOM TWO

Double glazed window to rear. Storage cupboard, radiator.

BEDROOM THREE

Double glazed window to front. Radiator. Built in cupboard.

BATHROOM

White suite comprising panelled bath with shower attachment over, , pedestal wash hand basin, low level w.c. part tiled walls. Radiator. Frosted double glazed window to rear aspect.

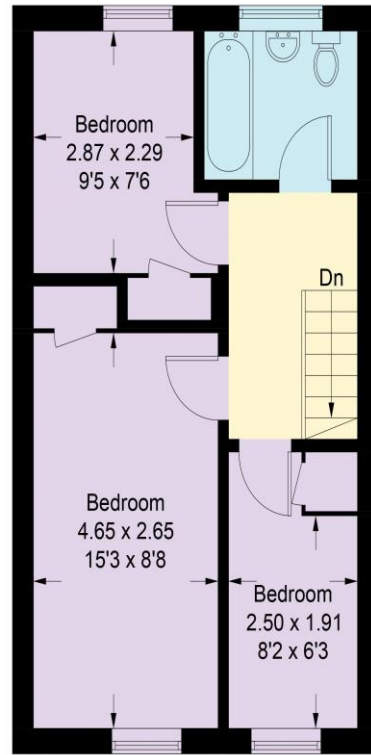
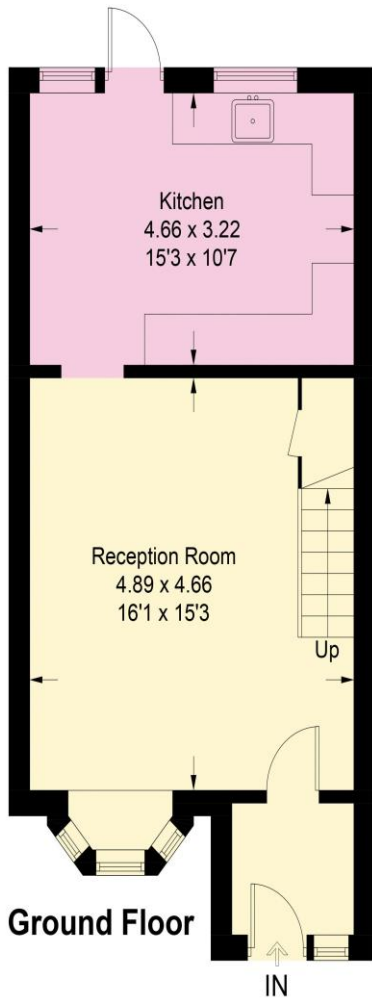
OUTSIDE

FRONT GARDEN

Shingled area with pathway to front.

REAR GARDEN

Mainly laid to lawn with patio area and timber storage shed., mature hedge borders and gated rear access.



Kingsley Walk

Approximate Total Area
856 sq ft / 79.5 sq m

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. (ID1104736)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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