





Guide Price
£400,000

Situated on the outskirts of Tring within walking distance to the nearby Grand Union Canal and Reservoirs this three bedroom end of terrace home has been tastefully extended to now provide two reception rooms, open plan kitchen/dining room, main bedroom with roof terrace, garage and driveway parking.

Property Description

ENTRANCE

Half glazed door to:

ENTRANCE HALL

Radiator, stairs to first floor, doors to lounge and boot room.

BOOT ROOM

Walk in storage room with double glazed window to front. Two heated towel rails, wall mounted storage units.

LOUNGE

Double glazed window to front aspect. Feature fireplace, radiator, door to:

INNER HALL

Plumbing for automatic washing machine, partly open to:

KITCHEN/DINING ROOM

Double glazed window to rear, half glazed door to side. An 'L' shaped open plan room fitted with a range of both floor and wall mounted units with wooden work surface over, single drainer one and a half bowl sink unit with mixer tap, built in oven and hob, plumbing for automatic washing machine, integrated dishwasher, fridge and freezer, door to family room.

FAMILY ROOM

A double aspect room with double glazed sliding patio doors to rear and double glazed window to side. Radiator.

LANDING

Access to loft space, linen cupboard, radiator.

BEDROOM ONE

Double glazed double doors and window opening to a roof terrace which provides a south westerly facing seating area. Built in cupboard, radiator.

BEDROOM TWO

Double glazed window to front. Radiator.

BEDROOM THREE

Double glazed window to front. Radiator.

BATHROOM

Double glazed window. White suite comprising panelled bath with shower unit over, wash hand basin with storage cupboard below, low level w.c., heated towel rail.

OUTSIDE

FRONT GARDEN

Block paved providing driveway parking.

REAR GARDEN

Laid for low maintenance, paved and timber decked patio areas and flower and shrub beds all enclosed by panel fencing, ornamental fish pond, outside cold water tap and lighting, covered area to the side of the house and gated rear access.

GARAGE

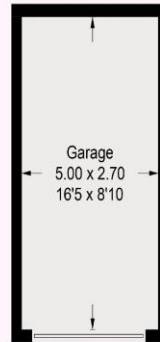
In nearby block.



Longbridge Close

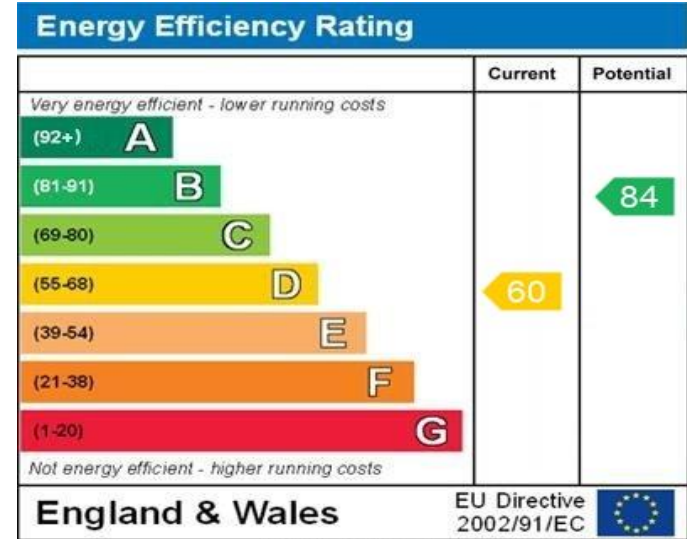


Approximate Total Area
 1151 sq ft / 106.9 sq m
 (Including Lean To)
 Garage = 145 sq ft / 13.5 sq m
 Total = 1296 sq ft / 120.4 sq m



(Not Shown In Actual Location / Orientation)

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. (ID1106706)



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