





**Guide Price**  
**£375,000**

A well presented two bedroom house which offers spacious accommodation throughout and is situated in a sought after location. The property benefits from a re fitted kitchen including built in oven and hob with extractor fan over, integrated dishwasher, washing machine, microwave, fridge and freezer. and bathroom, gas to radiator central heating, double glazing, enclosed gardens and parking.

# Property Description

## **ENTRANCE**

Part glazed door to Entrance Hall.

## **ENTRANCE HALL**

Double glazed window to front, tiled floor, glazed door to Lounge.

## **LOUNGE**

Double glazed window to front, radiator, stairs to first floor, glazed door to Kitchen/Diner.

## **KITCHEN/DINER**

Re fitted with a range of both floor and wall mounted units with wooden work surfaces over, single drainer sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, washing machine, microwave, fridge and freezer. Part tiled walls, radiator, double glazed window and door to rear.

## **LANDING**

Access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Two double glazed windows to front, built in cupboard, radiator.

## **BEDROOM TWO**

Double glazed window to rear, radiator, dimmer switch.

## **BATHROOM**

A white suite comprising of a panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level WC, part tiled walls, tiled floor, heated towel rail, recessed spot lighting, double glazed window, airing cupboard housing gas combination boiler.

## **OUTSIDE**

### **FRONT GARDEN**

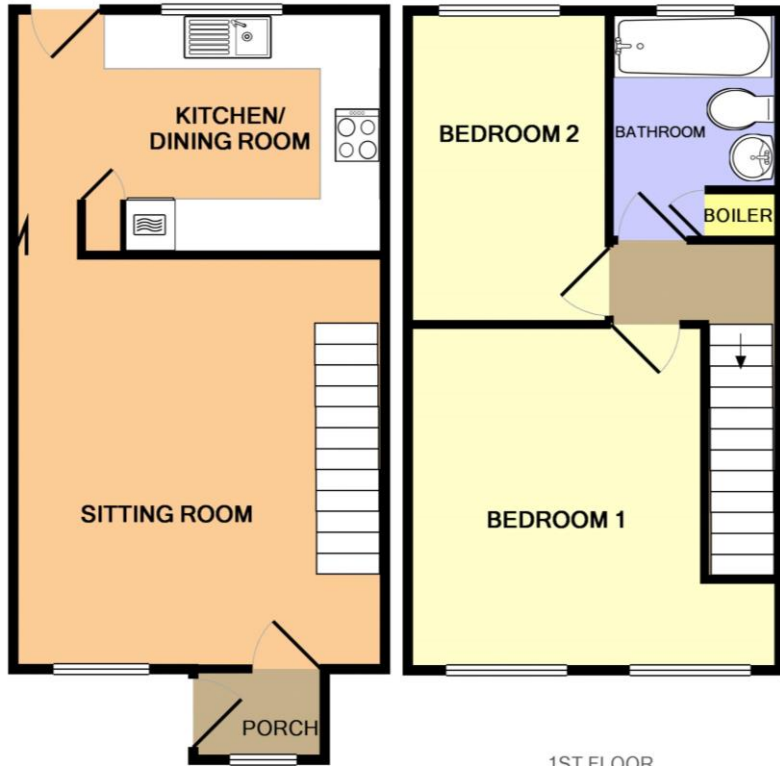
Lawn area with pathway leading to front.

### **REAR GARDEN**

Mainly laid to lawn with paved patio area all enclosed by panel fencing, outside cold water tap and lighting, gated rear access leading to parking area.

### **PARKING**

Located to the rear of the property.

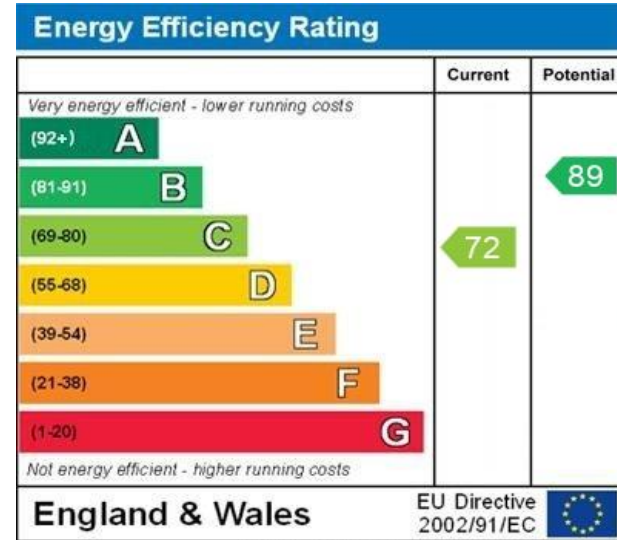


1ST FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.8 SQ.M.)

MOREFIELDS, TRING HP23 5EU (PRODUCED FOR MICHAEL ANTHONY)  
TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.2 SQ.M.)

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