





**Offers in the Region
Of £300,000**

A charming two bedroom end of terrace Victorian cottage which is situated in the heart of this popular village offering easy access to all local amenities. The property benefits from an enclosed garden with outbuilding, driveway parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Door to:

LOUNGE

Double glazed window to front aspect. Stairs to first floor, feature fireplace with brick surround, door to kitchen.

KITCHEN

Window to rear aspect. Wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, space for cooker with extractor fan over, plumbing for automatic washing machine, space for fridge/freezer, airing cupboard housing lagged water cylinder, wall mounted gas boiler, wooden stable door to rear,

LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

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

BEDROOM TWO

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

BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with mixer tap and shower attachment, low level w.c., wash hand basin, heated towel rail.

OUTSIDE

PARKING

Shingled driveway parking.

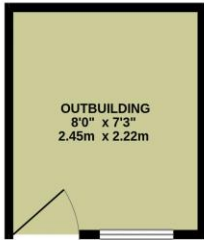
FRONT GARDEN

Shingled area enclosed by wrought iron fencing, parking to front.

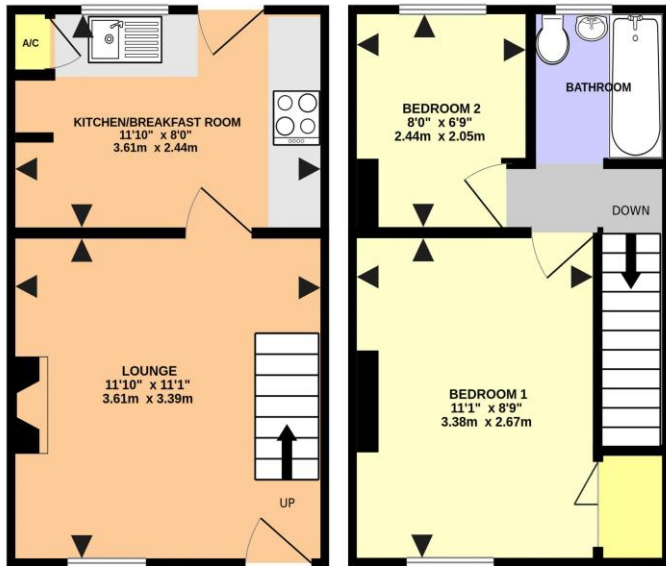
REAR GARDEN

Laid for low maintenance with patio and shingled areas, gated side access to driveway, brick built outbuilding with power, outside lighting, cold water tap.

GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.

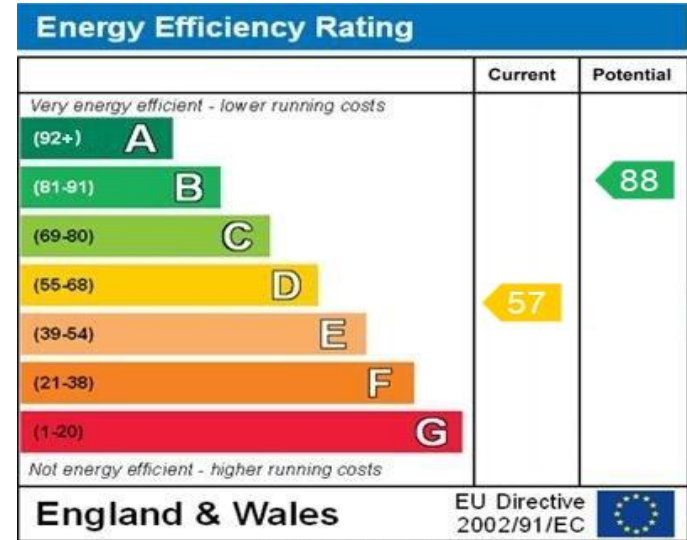


1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



CHEDDINGTON ROAD, PITSTONE LU7 9AQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 512 sq.ft. (47.6 sq.m.) approx.
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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

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