







**Guide Price**  
**£625,000**

Situated at the end of a cul de sac this spacious four bedroom semi detached family home has been tastefully extended to now provide extremely flexible accommodation. The property stands on a large corner plot and benefits include three reception rooms, bedroom five/study, main bedroom with walk in dressing room and en suite bathroom, kitchen and utility room, conservatory and cloakroom.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, doors to lounge, utility, family room, kitchen and cloakroom, storage cupboard.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wash hand basin.

## **LOUNGE**

Double glazed sliding door to side. Wall-mounted electric heater.

## **FAMILY ROOM**

Double glazed window to front aspect. Feature fireplace, opening to dining room.

## **DINING ROOM**

Double glazed double doors to conservatory. Opening to kitchen.

## **STUDY**

Double glazed window to rear aspect. Wall-mounted electric heater.

## **KITCHEN**

Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, space for cooker with extractor fan over, plumbing for dishwasher, heated towel rail, open to conservatory.

## **UTILITY**

Double glazed window to side aspect. Plumbing for washing machine, space for tumble dryer.

## **CONSERVATORY**

Double glazed conservatory on brick base with double glazed double doors to rear, space for fridge freezer.

## **LANDING**

Airing cupboard housing lagged water cylinder, storage cupboard, access to loft space.

## **BEDROOM ONE**

Double glazed window to side aspect. Doors to walk-in wardrobe and en-suite, wall-mounted electric heater.

## **WALK-IN WARDROBE**

Double glazed frosted window to rear aspect. Wall-mounted electric heater.

## **EN-SUITE**

Double glazed frosted window to front aspect. Low level WC, wash hand basin, bath with shower over, wall-mounted electric heater.

## **BEDROOM TWO**

Double glazed window to front aspect. Wall-mounted electric heater, built-in wardrobe.

## **BEDROOM THREE**

Double glazed window to rear aspect. Wall-mounted electric heater.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Wall-mounted electric heater.

## **BATHROOM**

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

## **OUTSIDE**

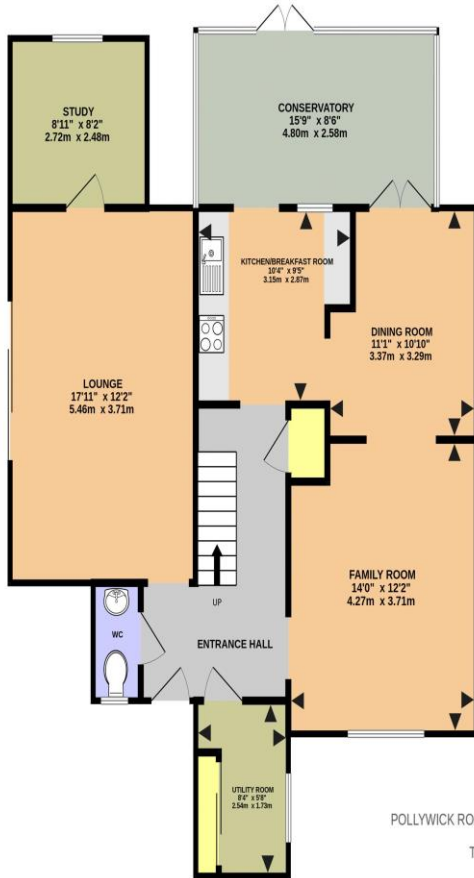
### **FRONT GARDEN**

Laid to shingle and paving providing hardstanding.

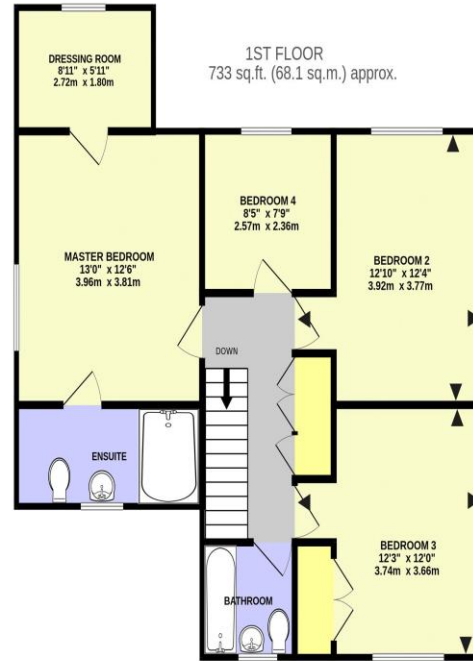
### **REAR GARDEN**

A wonderful corner plot which extends to the side and rear, and is mainly laid to lawn with paved patio area, flower and shrub beds, all enclosed by panel fencing, outside light, cold water tap, gated side access.

GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



POLLYWICK ROAD, WIGGINTON HP23 6ES (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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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