





**Guide Price**  
**£850,000**

The Stables is a spacious four bedroom detached cottage which stands on a large enclosed plot enjoying views over the surrounding countryside. The property has been beautifully maintained throughout and benefits include three large reception rooms, kitchen/breakfast room, utility room and off road parking for several cars.

# Property Description

## **ENTRANCE**

Covered porch with hardwood door to:

## **ENTRANCE HALL**

Stairs to first floor with storage cupboard below, further built in cupboard, radiator, two wall lights.

## **SHOWER ROOM**

Tiled shower cubicle, pedestal wash hand basin, low level w.c. wood panelled walls, heated towel rail, built in cupboard. Double glazed windows, recessed spotlighting.

## **LOUNGE**

A double aspect room with double glazed double doors and windows to rear and double glazed window to side. Brick built fireplace with stone hearth and wooden mantle. Two radiators, three wall light points, door to dining room.

## **DINING ROOM**

Double glazed double door and window to rear Two radiators, door to kitchen/breakfast room.

## **KITCHEN/BREAKFAST ROOM**

Fitted with a range of both floor and wall mounted units with roll edge work surface over, double bowl sink unit with mixer tap. Range cooker, integrated dish washer, part tiled walls, quarry tiled flooring, recessed spotlighting, radiator. Double glazed windows to front and rear, opening to study and door to utility room.

## **STUDY**

A double aspect room with double glazed window to front and double glazed double doors to side, radiator, built in cupboard housing gas boiler.

## **UTILITY ROOM**

Floor standing units with work surface over, Butler sink, plumbing for automatic washing machine, radiator. Double glazed windows to side and rear and door to garden.

## **FAMILY ROOM/BEDROOM FOUR**

Double aspect room with double glazed windows to front and side. Radiator, two wall light points.

## **LANDING**

Three double glazed windows to rear. Radiator, recessed spotlighting, airing cupboard housing lagged copper cylinder.

## **MASTER BEDROOM**

Double aspect room with double glazed windows to front and rear. Range of built in wardrobes, two radiators.

## **GUEST BEDROOM**

A triple aspect room with double glazed windows to front, side and rear. Three radiators, built in wardrobe.

## **EN-SUITE**

Comprising panelled bath, wash hand basin with storage cupboard below, low level w.c. part tiled walls, heated towel rail. Double glazed velux window, recessed spotlighting, access to loft space.

## **BEDROOM THREE**

Double glazed window to front. Radiator.

## **SHOWER ROOM**

Tiled shower cubicle, pedestal wash hand basin, low level w.c. heated towel rail, tiled floor, part tiled walls. Double glazed velux window, access to second loft space, recessed spotlighting.

## **OUTSIDE**

### **PARKING**

Shingled parking area for approximately four cars. N.B. Land owned by neighbour but providing the rights for parking.

### **GARDENS**

Extending to approximately one third of an acre and mainly laid to lawn with paved and block paved patio areas and flower and shrub beds, all enclosed by fencing and mature hedging, outside lighting and cold water tap, gated access to front.



First Floor



Ground Floor

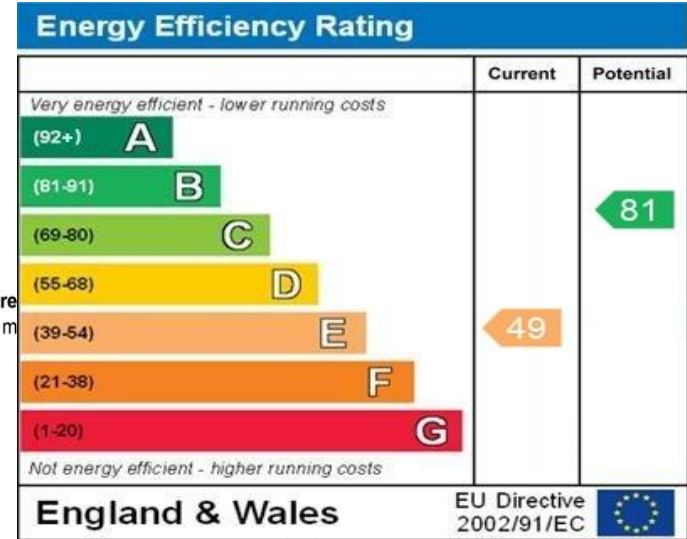


AYLESBURY ROAD



Approximate Total Area  
2265 sq ft / 210.4 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. (ID1132711)



WWW.EPC4U.COM

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