







**Guide Price**  
**£625,000**

Situated just outside of Tring at the foot of the Chiltern Hills this wonderful two bedroom barn conversion offers spacious single level accommodation including a vaulted sitting room and dining hall, fitted kitchen, main bedroom with en suite bathroom and a separate shower room. The property has been very well maintained throughout and further benefits include enclosed gardens to front and rear, allocated parking for two cars. Please note: No dogs allowed.

# Property Description

## ENTRANCE

Door to:

## LOUNGE

Double glazed windows to front and rear aspects, double glazed double doors to front. Two radiators, exposed beams.

## KITCHEN/DINING ROOM

Double glazed window and door to front, double glazed window to rear aspect, double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink unit with mixer tap, built-in oven and gas hob with extractor fan over, integrated dishwasher, integrated wine fridge, space for American-style fridge freezer, concealed wall-mounted gas boiler, radiator, door to inner hall, double doors to lounge.

## INNER HALL

Radiator, doors to bedrooms and shower room.

## BEDROOM ONE

Double glazed double doors to side, double glazed window to side aspect. A range of built-in wardrobes, door to en-suite, exposed beams.

## EN-SUITE

Panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

## BEDROOM TWO

Double glazed double doors to front, double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail, plumbing for washing machine, space for tumble dryer, extractor fan.

## OUTSIDE

### PARKING

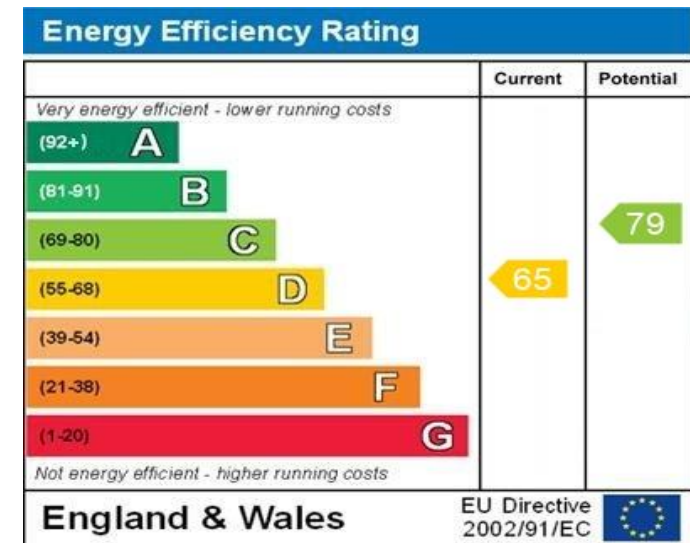
Two parking spaces.

### FRONT GARDEN

Mainly laid to lawn with outside tap and lights, patio area, path to front door.

### REAR GARDEN

Paved courtyard garden, enclosed by timber fencing, outside light.



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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

79 High Street Tring Herts HP23 4AB  
01442 891177 | tring@maea.co.uk