





**Guide Price**  
**£545,000**

Located in a sought after area of Tring just a short walk away from schools and the High Street this well presented three bedroom semi detached family home comprises of a large lounge opening to a re fitted kitchen/dining room, downstairs utility room and bathroom. The property has planning permission granted for a two storey side and single storey rear extension and also benefits from a good sized enclosed garden, garage and driveway parking.

# Property Description

## ENTRANCE

Double glazed front door opens to entrance lobby, frosted glazed door opens to entrance hall.

## ENTRANCE HALL

Stairs to first floor, radiator, doors to lounge/diner, bathroom and utility.

## LOUNGE/DINER

Double glazed window to front aspect. Two radiators, feature fireplace.

## UTILITY/WC

Double glazed window to rear, double glazed door to rear. Radiator, door to garage, wall-mounted and floor standing units with work surface over, stainless steel sink with mixer tap, low level WC, plumbing for washing machine, space for tumble dryer.

## BATHROOM

Frosted double glazed window to rear aspect. Panelled bath with shower over, pedestal wash hand basin, low level w.c. heated towel rail, recessed spotlights.

## KITCHEN/BREAKFAST ROOM

Double glazed windows to rear and side aspects, double glazed patio door to side. Refitted with a range of wall mounted and floor standing units with roll edge work surfaces, one and a half bowl single drainer sink unit with mixer tap, integrated fridge/freezer, built in double oven and hob with extractor fan over, plumbing for washing machine and dishwasher, concealed wall-mounted gas boiler.

## LANDING

Double glazed frosted window to side aspect. Access to part boarded loft space with light and power.

## BEDROOM ONE

Two double glazed windows to front aspect. Built in wardrobe, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, airing cupboard housing water cylinder.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## OUTSIDE

### FRONT GARDEN

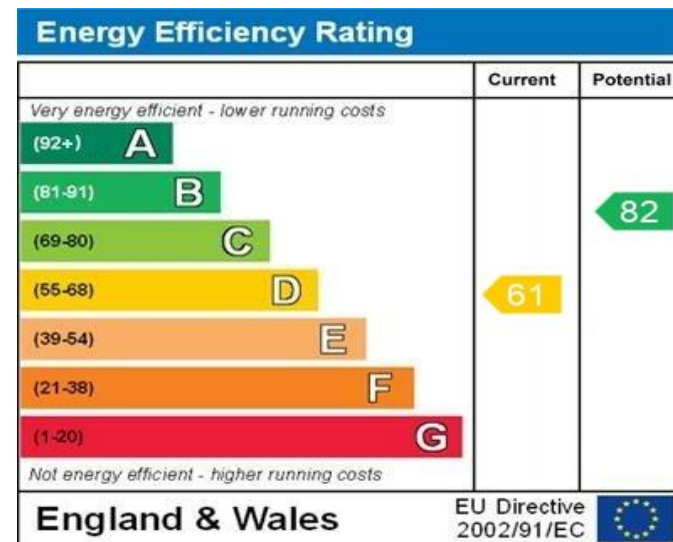
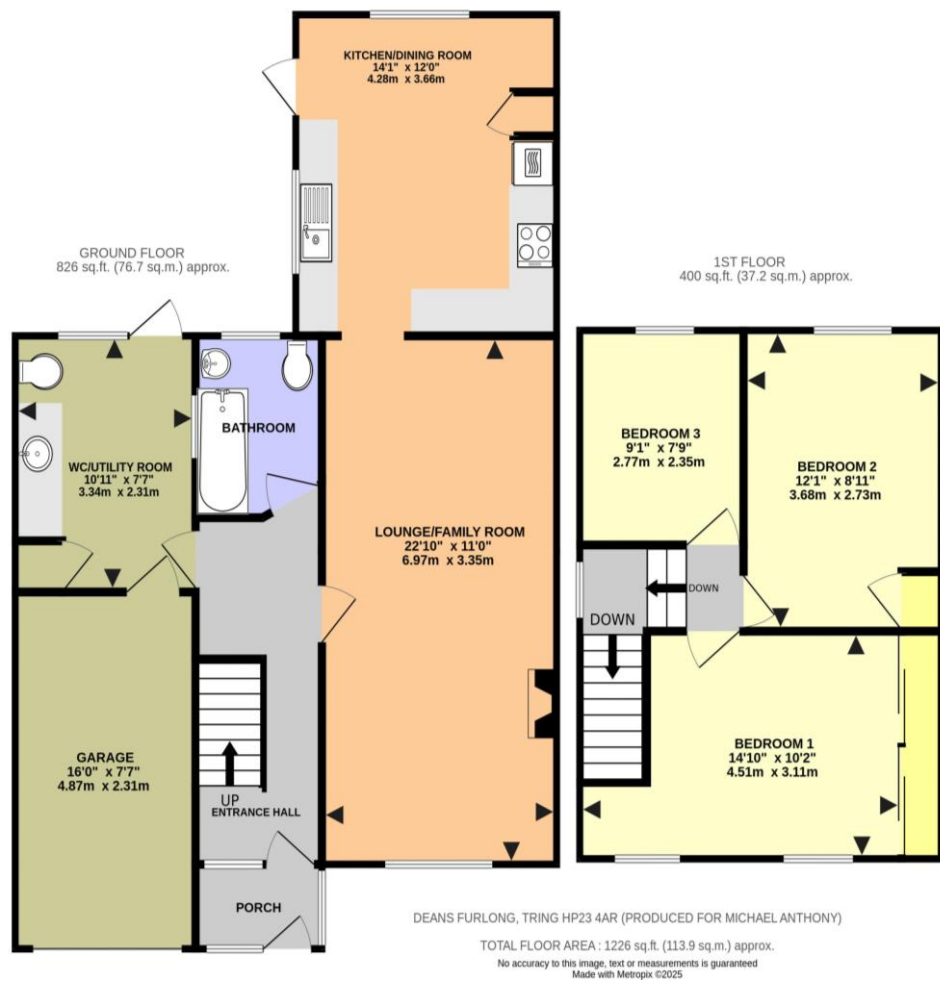
Block paved driveway leading to garage, further shingled area.

### REAR GARDEN

Mainly laid to lawn with paved patio area all enclosed by panel fencing, outside tap and lighting.

### GARAGE

Metal up and over door, power and light.



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