





**Offers in Excess of  
£800,000**

Surrounded by rolling countryside views in the Chiltern hills, but only a short drive away from both Berkhamsted and Tring, having access to train links into London within 50 minutes, this spacious four bedroom semi-detached home is welcomed to the market comprising lounge/dining room, study, downstairs shower room, kitchen/breakfast room, as well as private rear garden, driveway parking for several cars, carport and garage.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Two storage cupboards.

## KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, electric hob and oven with extractor fan over, space for washing machine, space for tumble dryer, space for dishwasher, space for fridge freezer, door to rear lobby, door to lounge.

## REAR LOBBY

Door to garden and passageway leading to garage. Stairs rising to first floor.

## LOUNGE/DINING ROOM

Double glazed door to rear, double glazed window to rear aspect. Feature fireplace with wood burner, radiator.

## STUDY

Double glazed window to front aspect. Radiator, storage cupboard.

## BEDROOM FOUR

Double glazed window to front aspect. Radiator.

## LANDING

Double glazed windows to rear and side aspects. Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed windows to front and rear aspects. Two radiators, door to:

## DRESSING ROOM

Double glazed window to front aspect.

## BEDROOM TWO

Double glazed windows to front and side aspects. Two radiators.

## BEDROOM THREE

Double glazed window to rear aspect.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin with mixer tap, heated towel rail, tiled shower cubicle, panelled bath with mixer tap, storage cupboard housing water cylinder.

## OUTSIDE

## GARAGE/PARKING

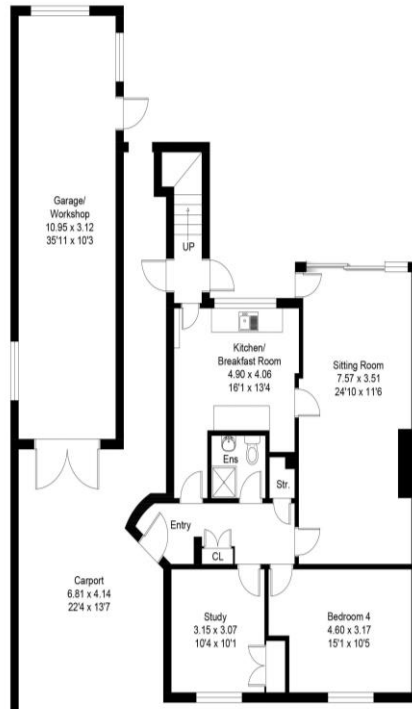
Driveway parking for several cars. Garage with windows to side and rear, door.

## REAR GARDEN

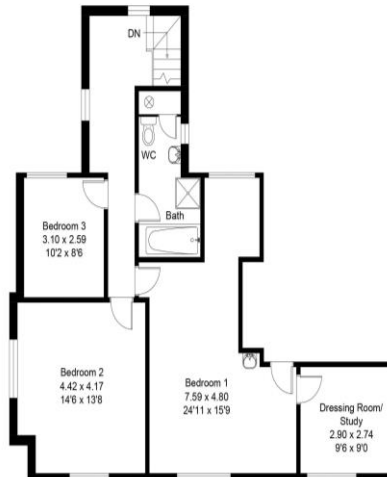
Mainly laid to lawn with patio area, mature trees, flower and shrub beds.



Ground Floor



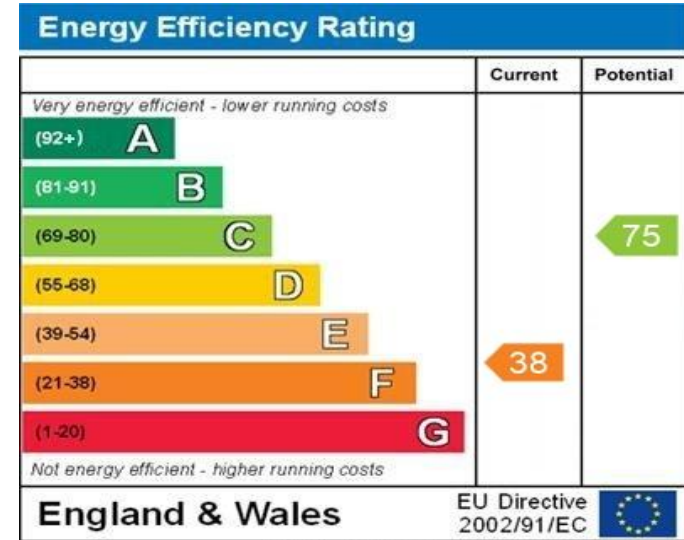
First Floor



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## Approximate Gross Internal Area

Ground Floor = 85.5 sq m / 920 sq ft  
First Floor = 81.5 sq m / 877 sq ft  
Garage = 34.9 sq m / 376 sq ft  
Total = 201.9sq m / 2173 sq ft



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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.

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