







**£675,000**

Situated in an enviable position within walking distance of Tring town centre and amenities this extended five bedroom semi detached family home does require some modernisation however stands on a generous plot and offers tremendous potential for further extension and improvement.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs rising to first floor, doors to lounge and kitchen, radiator.

## CLOAKROOM

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

## LOUNGE

Double glazed window to front aspect. Feature fireplace, radiator.

## KITCHEN/DINING ROOM

Double glazed window to rear aspect, double glazed door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, butler sink with mixer tap, space for range cooker with extractor fan over, plumbing for dishwasher, space for American style fridge freezer, breakfast bar, door to utility room.

## UTILITY

Double glazed door to rear. Door to WC, plumbing for washing machine, wall-mounted gas boiler, door to garage.

## LANDING

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

## BEDROOM ONE

Double glazed window to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to front aspect. Radiator.

## BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

## BEDROOM FIVE

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, panelled bath with mixer tap, pedestal wash hand basin, tiled shower cubicle.

## OUTSIDE

## FRONT GARDEN

Driveway parking, shingled area.

## REAR GARDEN

Laid to lawn with patio area, timber fencing, timber shed.



DUNSTON HILL, TRING HP23 4AT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m.) approx.

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