





£550,000

Located in the popular village of Tring close to primary and secondary schools, local shops and countryside walks this beautifully presented, recently extended and renovated Victorian three bedroom semi-detached home is welcomed to the market comprising of lounge with feature fireplace, open plan kitchen/dining room with bi-fold doors opening out onto a landscaped garden, downstairs bathroom and front garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, doors to lounge, bathroom and kitchen/dining room, under floor heating.

LOUNGE

Double glazed sash bay window to front aspect. Feature fireplace with brick surround, under floor heating.

KITCHEN/DINING ROOM

Two double glazed Velux windows to side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, built-in double oven and hob, integrated dishwasher, space for American style fridge freezer, breakfast bar, under floor heating. Dining/family area with double glazed bi folding doors to rear, two double glazed Velux window to side aspect, under floor heating.

LANDING

Access to loft space.

BEDROOM ONE

Double glazed sash window to front aspect. Feature fireplace, radiator, built-in wardrobe, door to WC.

WC

Light tunnel. Low level WC, wash hand basin.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Panelled bath with mixer tap, tiled shower cubicle, wash hand basin, low level WC, heated towel rail, storage cupboard housing plumbing for washing machine, under floor heating.

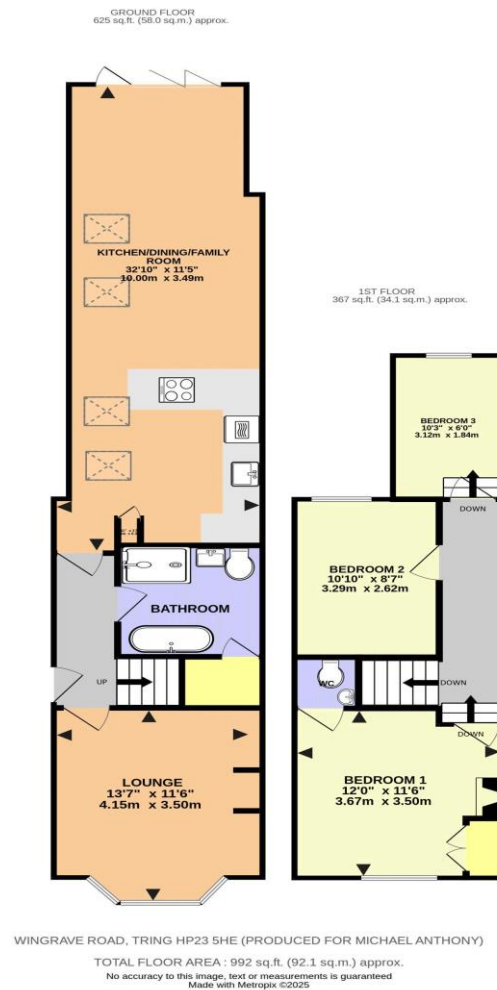
OUTSIDE

FRONT GARDEN

Mainly laid to lawn with flower and shrub beds, path leading to front door.

REAR GARDEN

Patio area with steps to raised lawn area, flower and shrub beds, outside tap, outside light, timber studio with power, gated side access.



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

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