







**Guide Price**  
**£610,000**

Situated in a quiet cul-de-sac close to schools this tastefully extended four bedroom detached family home offers spacious accommodation throughout and now benefits from an en-suite main bedroom, downstairs shower room, kitchen/breakfast room, lounge and separate dining room. The property also comprises of driveway parking for several cars and garage.

# Property Description

**ENTRANCE**

Door to:

**ENTRANCE HALL**

Double glazed window to front aspect. Radiator, stairs rising to first floor, door to shower room.

**SHOWER ROOM**

Double glazed frosted window to side aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

**LOUNGE**

Double glazed double doors to rear with views of the garden, double glazed frosted window to side aspect. Feature fireplace, radiator.

**DINING ROOM**

Double glazed window to front aspect. Radiator, doors to lounge and kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM**

Double glazed door to rear, two double glazed Velux windows to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, single drainer sink with mixer tap, built-in oven and gas hob with extractor fan over, integrated fridge, integrated dishwasher, breakfast bar, radiator, concealed wall-mounted gas boiler, door to utility.

**UTILITY**

A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, space for tumble dryer, space for fridge freezer.

**LANDING**

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

**BEDROOM ONE**

Double glazed window to rear aspect. Radiator, storage cupboard, door to en-suite.

**EN-SUITE**

Double glazed frosted window to side aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

**BEDROOM TWO**

Two double glazed windows to front aspect. Radiator, built-in wardrobes.

**BEDROOM THREE**

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

**BEDROOM FOUR**

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

**BATHROOM**

Double glazed frosted window to side aspect, panelled bath with mixer tap and shower, low level WC, wash hand basin.

**OUTSIDE**

**GARAGE/PARKING**

Garage with power and lighting. Driveway parking for multiple vehicles.

**FRONT GARDEN**

Laid to lawn with path to front door, shrubbed areas.

**REAR GARDEN**

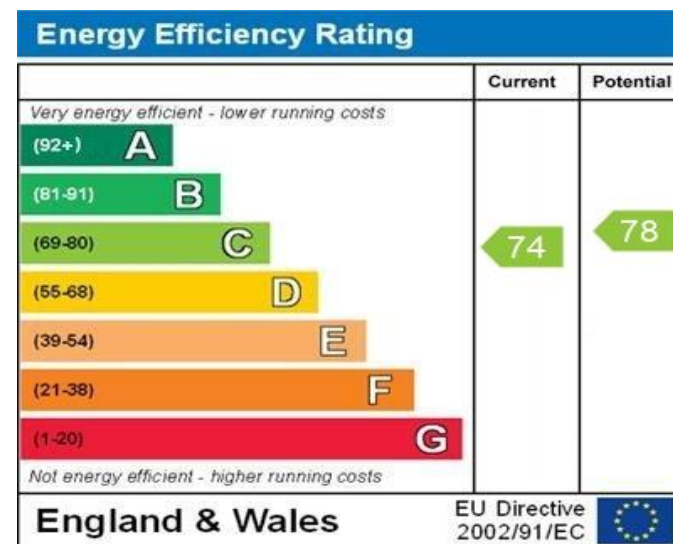
Mainly laid to lawn with patio area, outside tap, gates to side and rear gate that leads to woodland, storage shed.



ELMTREE WALK, TRING HP23 5EJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.

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