





£395,000

Situated in a sought after location this two bedroom semi detached home has been well maintained and benefits from lounge and dining area, enclosed gardens, garage and driveway and is offered for sale with no onward chain.

Property Description

ENTRANCE

Door to:

Entrance Hall

Stairs raising to first floor, door to lounge/dinning room.

LOUNGE/ DINING ROOM

Double glazed bay window to front, double glazed door to rear, two radiators, door to kitchen.

KITCHEN

Double glazed window to rear, range of floor and wall mounted units with roll top work surface. one and a half bowl sink with drainer and mixer tap, space for fridge/freezer, space for dishwasher, space for washing machine, integrated oven and gas hob with extractor fan over, tiled floor and walls.

LANDING

Airing cupboard, access to loft space.

BEDROOM ONE

Double glazed windows to front, built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

BATHROOM

Double glazed frosted window to rear, low level W.C., panelled bath with electric shower over, floating vanity unit with sink and mixer tap, radiator.

OUTSIDE

FRONT GARDEN

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

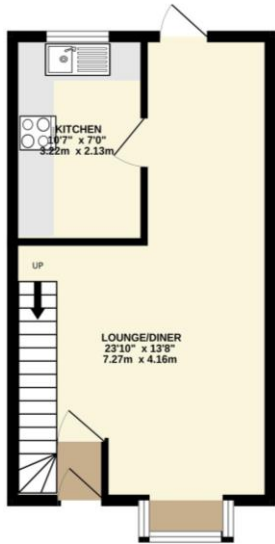
REAR GARDEN

Two patio areas with lawn, flower and shrub beds, outside tap and side access.

PARKING/GARAGE

One parking space in front of single garage with up and over door.

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

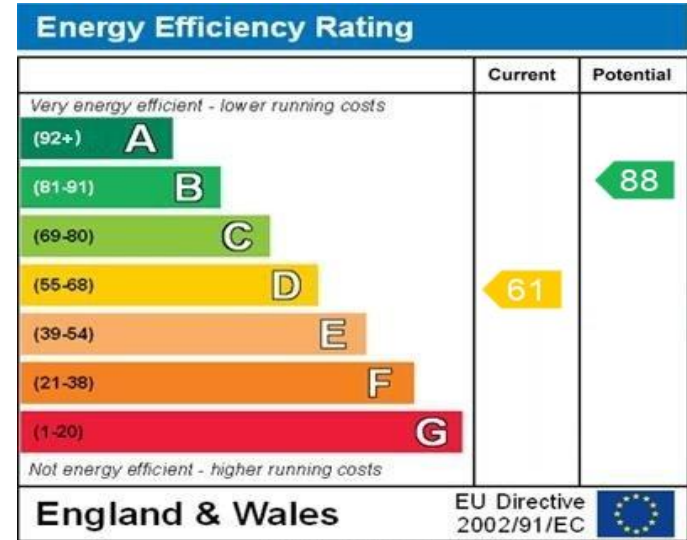


1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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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