



REGENT
ESTATES

TROOPER ROAD, ALDBURY

£525,000 Freehold

ACCOMMODATION

A two double bedroom semi detached home with a extensive sized rear garden backing onto open countryside situated in this sought after village of Aldbury. The property is offered to the market with no upper chain.

The downstairs accommodation comprises entrance hall, living room, kitchen and a utility room.

To the first floor, there are two well proportioned double bedrooms and a fitted family bathroom. Externally the extensive rear garden benefits from side access which backs onto open countryside.

There is also a brick built outhouse which could serve a number of possibilities including a home office.

Situated in an Area of Outstanding Natural Beauty the quintessential English village of Aldbury boasts a warm community vibe, village hall, shop, post office, and two pubs.

The nearby towns of Tring and Berkhamsted offer larger high-street shops and supermarkets and are just a few miles away. The village primary school has a nursery attached, and the secondary school is nearby Tring. There are also excellent private schools in the area.

Transport links are excellent with Tring Station just a mile away, offering access to London Euston within 40 minutes. The A41 is closely providing easy access to the M25, M40 and M1.

LOCATION

OUTSIDE

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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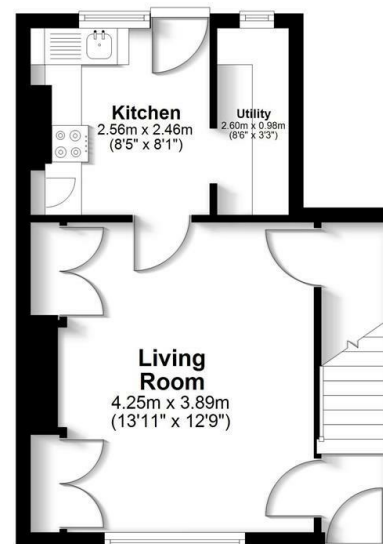






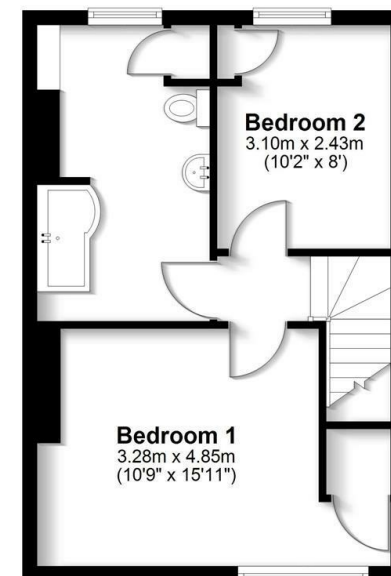
Ground Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.

Plan produced using PlanUp.□

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