



Cow Roast, Tring, HP23 5RF
Asking price £625,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A substantial, EXTENDED, four bedroom family home situated conveniently on COW ROAST just over 2 miles from Berkhamsted & Tring.

The layout currently comprises an entrance area, SPACIOUS living room, 29FT open plan kitchen/dining room, utility room, downstairs W/C, family room, FOUR well proportioned first floor bedrooms with the principal bedroom benefiting from an attached w/c and a further REFITTED family bathroom with four piece suite.

Externally the property offers DRIVEWAY PARKING to the front, a delightful garden backing onto playing fields and a useful store unit. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.



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Front Door

Entrance Area

Two double glazed windows. Exposed wood flooring. Glazed sliding door to the living room.

Living Room

Two Radiators. Under stairs storage cupboard. Access to the kitchen & family room. Internal window.

Kitchen/Dining Room

A triple aspect room with double glazed windows to the front, rear and side aspect. Fitted with a range of eye and base level units with stone work surfaces over also forming up stands, a splash back and a breakfast bar. Two built in 'AEG' ovens, built in 'AEG' induction hob and

extractor over. Built in dishwasher and free standing American style fridge freezer. Inset one and a half bowl sink unit with drainer grooves and mixer tap. Two radiators. Tiled flooring. Recessed down lighting. Access to the utility room.

Utility Room

Double glazed door to the garden. Single glazed door to the properties side aspect. Space for a stacked washing machine and tumble dryer. Access to the W/C.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and a wall mounted wash hand basin. Tiled walls.

Family Room

Double glazed doors leading to the garden. Two double glazed windows. Radiator. Feature fire place. Access to the kitchen. Stairs rising to first floor accommodation.

First Floor Landing

Access to the loft. Access to all the bedrooms & family bathroom. Radiator.

Principal Bedroom

Two Double glazed window. Fitted with a range of bedroom storage. Radiator. Access to the w/c.

W/C

Fitted with a low level w/c and wash hand basin. Tiling to splash back areas. Chrome heated towel rail. Extractor fan.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed box style window. Radiator.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Fitted with a four piece white suite to include a claw foot bath, cabinet enclosed wash hand basin, quadrant shower enclosure and a low level w/c. Towel rail. Linoleum flooring. Airing cupboard. Extractor fan.

To The Front

An area of partly enclosed frontage providing driveway parking.

To The Rear

A private garden laid with areas of patio & lawn enclosed by hedging, timber panel & bamboo style fencing. Wooden store unit.

Disclaimer

In accordance with the estate agents act any potential purchaser is notified that a Director at Sears & Co has a connected interest in the sale of this property.



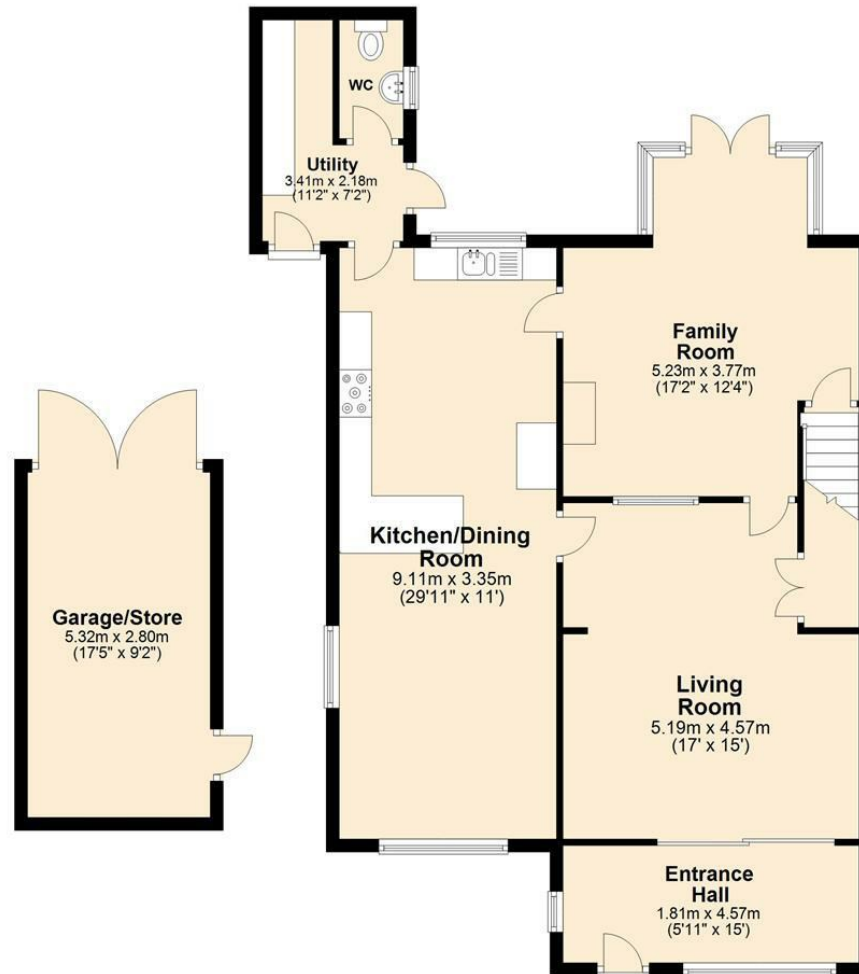


PULL UP
A SEAT
AND SIT
A WHILE



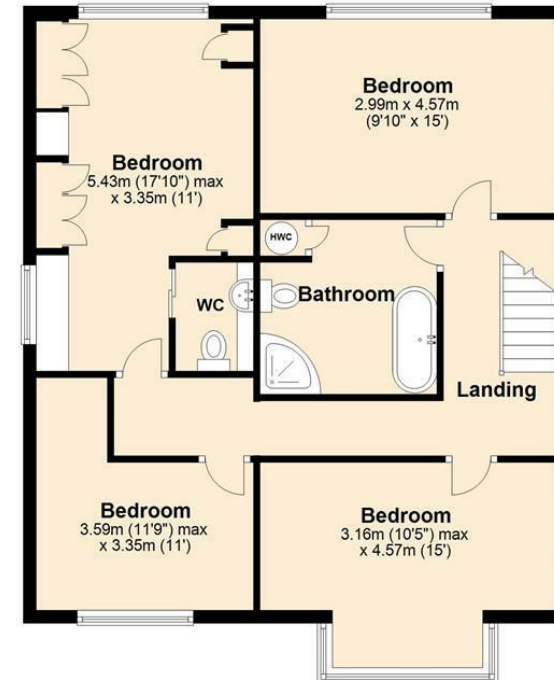
Ground Floor

Approx. 107.6 sq. metres (1157.9 sq. feet)



First Floor

Approx. 74.1 sq. metres (798.0 sq. feet)



Total area: approx. 181.7 sq. metres (1955.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Sears & Co

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |