



 3
Bedrooms

 1
Bathroom

 2
Receptions





- Akeman Residential
- Tandem length garage
- Off road parking
- Three bedroom family home
- Private rear garden
- Stone's throw from St Bartholomew's C Of E School
- No onward chain
- Cul-de-sac location
- Wigginton, Tring

This charming three bedroom semi-detached house offers spacious living and huge potential, all with the added bonus of having no onward chain.

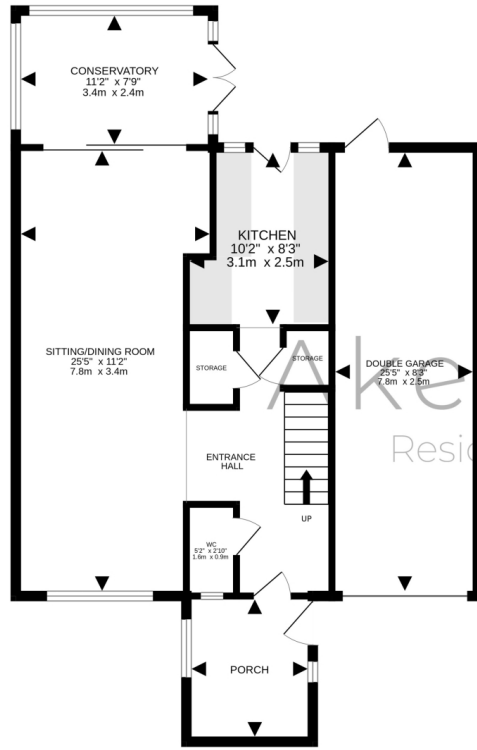
Step inside and discover a welcoming entrance porch leading to the hallway. Here, you'll find convenient access to the wc, a well equipped kitchen with ample storage and the heart of the home - the spacious lounge/diner. Spanning the entire length of the house, this room is perfect for family gatherings and unwinding evenings, with the added bonus of having access into the conservatory to enjoy the garden views.

Upstairs, three generous bedrooms provide ample space for the whole family. Two benefit from built-in wardrobes, while the landing offers additional storage cupboards. The shower room completes the first floor.

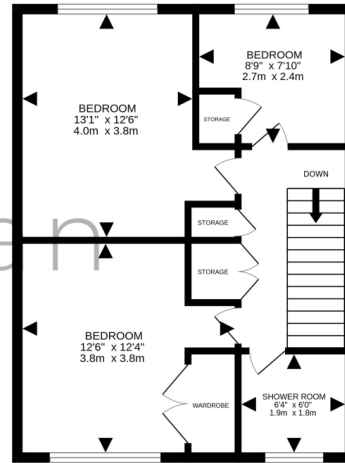
Outside you'll find a private rear garden with a patio area, off-road parking for multiple cars, while the tandem-length garage with an electric door offers practicality and storage. The garage previously had approved planning permission for a double-storey extension. So, if you crave more space, the potential is vast, subject to obtaining new planning permission.

Don't miss out on this fantastic opportunity - contact Akeman Residential today to arrange your viewing.

GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.




1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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