



CHAPEL END LANE
WILSTONE, HERTFORDSHIRE HP23 4NY

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£575,000

WILSTONE, HERTFORDSHIRE, HP23 5NY

This detached bungalow stands on a generous plot on a most sought after lane in Wilstone, just a short walk to the church, shop and pub.

The bungalow offers excellent scope for those seeking accommodation over a single storey and is ready for the new owner to put their own stamp on things and create their dream bungalow. The accommodation currently comprises; Entrance hall, living room (with air conditioning), conservatory, kitchen/dining room, utility, 'lean to' boot room, three bedrooms, bathroom, shower room, driveway and garage, front and rear gardens.

Wilstone is a sought after Hertfordshire village surrounded by glorious Chilterns countryside approximately 2.5 miles from Tring with wonderful walks along the Grand Union Canal and the reservoirs. The village has a wonderful community centred around the beautiful St Cross Church, Community shop, Half Moon pub, and village hall. There is also a lovely Farm shop and tea rooms on the outskirts of the village. Tring offers a selection of schools including Tring Secondary School and Tring School for the performing arts. You will find a range of independent boutiques and restaurants alongside familiar High Street brands such as M&S and Costa Coffee. For the commuter, Tring has a mainline train station serving London Euston (approx. 35 mins) or alternatively, Wendover offers a frequent service to London Marylebone (approx. 45 mins) and the A41 links with the M25 (jct 20) and the M1 at Hemel Hempstead.

Agents Notes: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

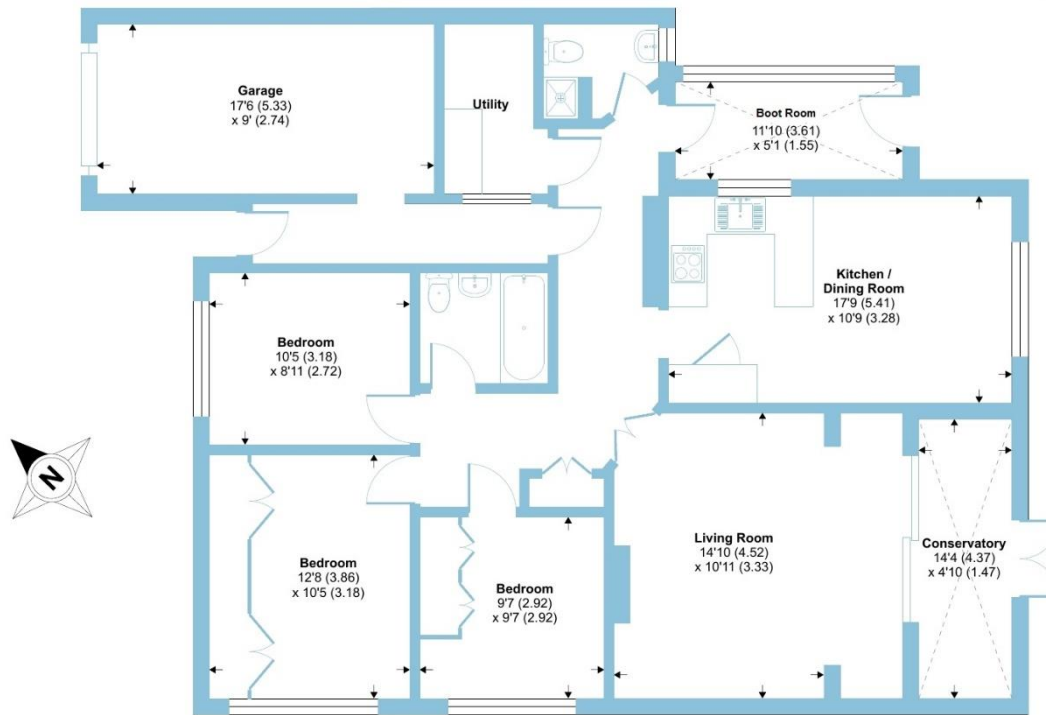




Chapel End Lane, Wilstone, Tring, HP23

Approximate Area = 1403 sq ft / 130.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Brown & Merry. REF: 965867



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EPC rating – D Council Tax Band - E

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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