



**WIGGINTON BOTTOM,
WIGGINTON, TRING HP23 6HW**

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offers in excess of **£800,000** FREEHOLD

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Rarely available and enjoying an enviable location in this highly desirable village, is this three bedroom semi-detached family home offering a range of potential development opportunities (stp) to grow the home further. Viewing highly recommended.

Built in 1966, Romany presents an array of spacious accommodation set over one floor. As you approach the house through this picturesque village you will find a large driveway for convenient parking and a single garage with folding doors. Stepping up to the house and through the entrance hall is a light and airy living room that flows through double doors to the dining area and then onto the kitchen that houses plenty of worktop and cupboard space. Off the living room there is a garden room, perfect for unwinding and relaxing, especially on a warm summers day. There are three bedrooms, all with built in wardrobe/cupboard space and a modern family bathroom with panelled bath, wash hand basin and WC.

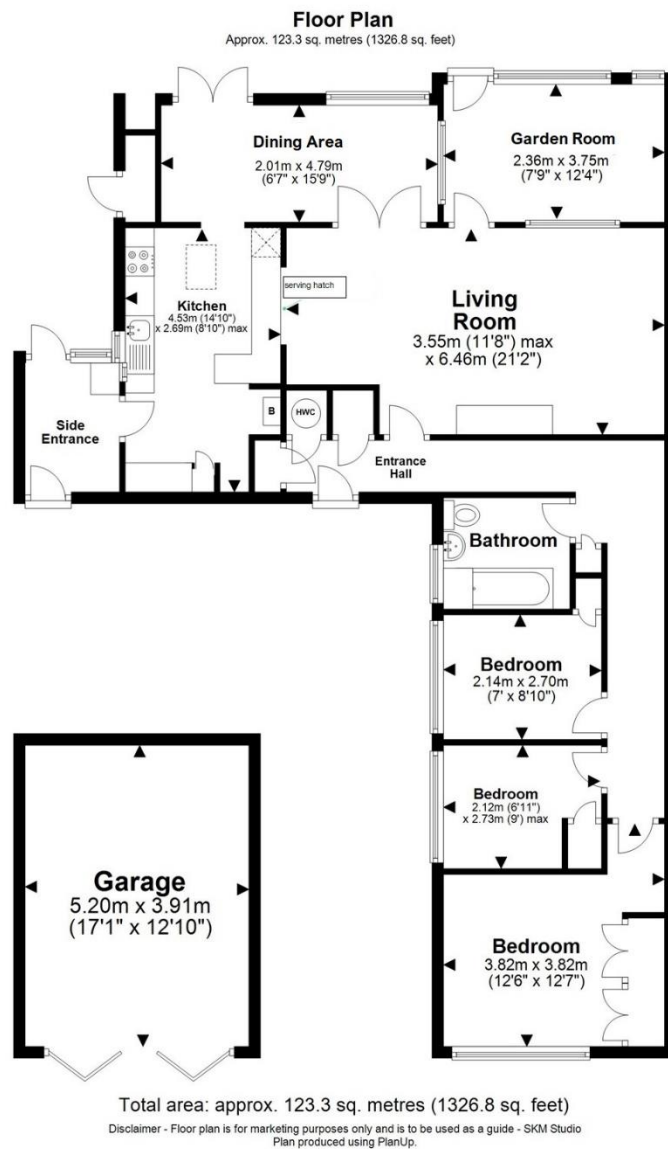
The pretty village of Wigginton is situated amidst glorious, rolling countryside, on the edge of the Chiltern Hills. Village facilities include a pre-school, St Bartholomew`s C-of-E Primary School, a pub and restaurant, and shop/cafe, while the beautiful countryside that surrounds the village is ideal for walking, and includes Tring Park, together with miles of tucked-away footpaths.

The busy, nearby market towns of Berkhamsted, Tring and Chesham are highly desirable for commuters, with excellent transport links by road and rail. The mainline train stations at Berkhamsted and Tring provide a regular and direct link to London Euston in a little over 30 minutes, while the Metropolitan line at Chesham also offers convenient access to London`s underground network. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway provides an excellent connection to Hemel Hempstead, Watford and Aylesbury.

There is a good range of leisure and recreational facilities in the area, including the National Trust`s 5,000 acre Ashridge Estate and the Grand Union Canal, and golf courses include Ashridge, Berkhamsted, and The Grove. Tring features a branch of the Natural History Museum and the Pendley Court Theatre, and various sporting activities can be found throughout the local area. Alternatively, for those seeking five-star pampering, the world renowned Champneys Health Resort







TRG106633 – Version 6
EPC rating – E Council Tax Band - E

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