



GRANGE ROAD, WILSTONE, HP23 4PG

GRANGE ROAD, WILSTONE

PRICE **£450,000** FREEHOLD

A beautifully presented three bedroom home, in a sought-after village location close to the shop, pub, church, park and village hall and just around the corner from the Grand Union Canal and glorious countryside walks.

This unique, family home offers superb accommodation over two floors which has been upgraded and presented to the highest standard throughout. Set behind a pretty front garden with picket fence, lawn with flower beds and a pathway leading to the front door and side gate. An E.V. charging point is installed to the front of the picket fence. The composite front door opens to a spacious and inviting entrance hall with stairs to the first floor and lovely herringbone laminate wood flooring which continues through to the lounge. The lounge looks onto the front garden and features a log burner. The kitchen at the rear, looks onto the back garden and is fitted with traditional shaker style cabinets, with under lighting as well as plinth lighting, and there is even a pantry (with shelving and window) and additional store cupboard. There are various integrated appliances including electric double oven and hob, microwave, extractor, wine cooler and dishwasher and a ceramic tiled floor with underfloor heating. Beyond the kitchen is a spacious utility/boot room which leads to a w/c and has doors leading to the garden. There's plenty of additional storage and space for the washing machine and tumble dryer. Upstairs there are three very generously proportioned bedrooms and a luxuriously appointed bathroom, complete with underfloor heating, built in speakers and radio, whirlpool bathtub with overhead rainfall shower and additional attachment with bluetooth controls and 'mood lighting'.

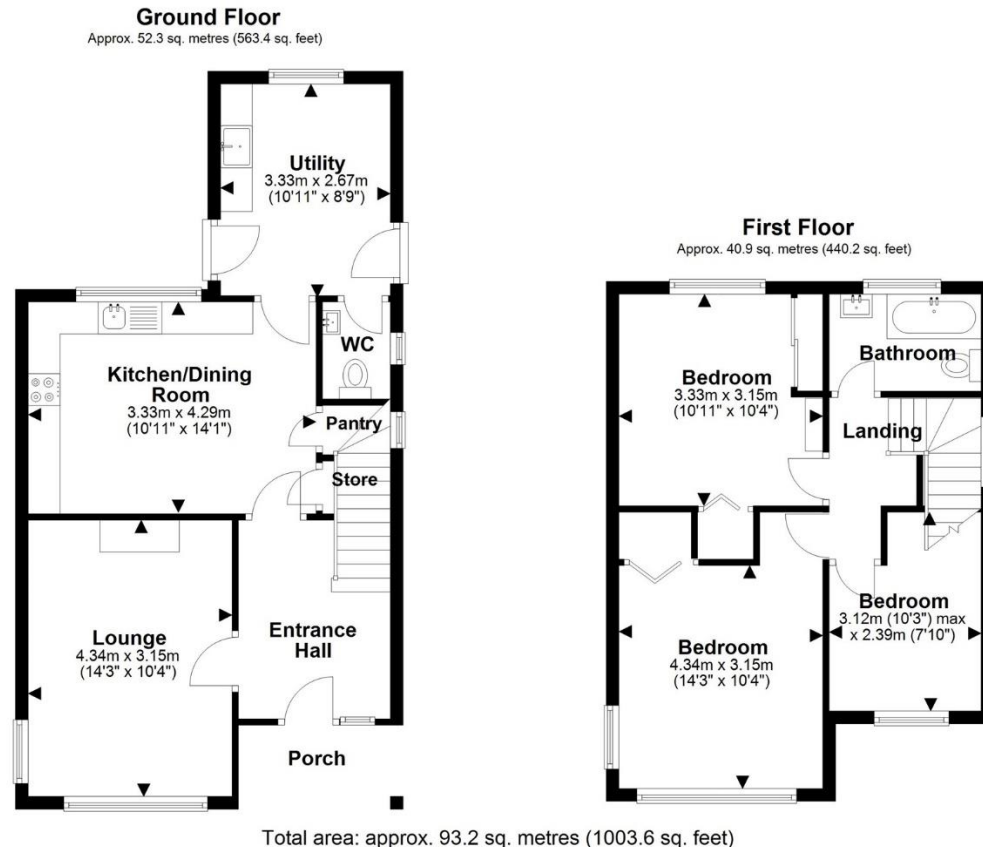
Access to the loft is via a folding wooden ladder from the landing and the loft is fully boarded with ample lighting installed.

The rear garden is beautifully maintained and backs directly onto fields. There is a decked patio and timber shed and additional paved patio at the bottom of the garden to really make the most of the view.

Wilstone is a small Hertfordshire village, just a couple of miles north of Tring, with a wonderful community spirit. The village is surrounded by countryside and farmland, with the Wendover arm of the Grand Union Canal to the north and the Tring reservoirs to the south providing wonderful walks. There is a village hall with children's play ground, community run shop, church, The Half Moon pub serving great beer, wine and food, and the farm shop and cafe.







The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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EPC rating – TBC Council Tax Band - C

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