



Highfield Road

Wigginton, Near Tring, Hertfordshire HP23 6EB



Village semi with enormous potential.

Tucked away in the heart of Wigginton, this three bedroom home enjoys a highly sought-after location, just a stone's throw from St Bartholomew's C of E School and only a short drive from Tring and Berkhamsted. Set on a generously sized plot, the property also offers an exciting opportunity for expansion, subject to obtaining the necessary planning permission.

Upon entering, the hallway flows into a light-filled sitting room at the front of the house. To the rear, the spacious kitchen/dining room boasts picturesque views of the mature garden. A terracotta-tiled floor adds warmth and character, while the breakfast bar offers a casual dining option, with plenty of room for a larger table. A side door leads to a passageway, providing access to the garden and to a practical storage area.

Upstairs, three airy and well-proportioned bedrooms await, with the main room overlooking the garden. These rooms are serviced by a family bathroom, completing the upper floor's comfortable and practical layout.

Guide price: £525,000
Tenure: Freehold



Outside, the property is accessed via a rustic picket gate which leads to a front garden, bordered by hedging and predominately laid to lawn, with established planting adding privacy and a touch of green. The rear garden is a real highlight - mature and offering both space and seclusion.

Important note:

Prospective purchasers should note, there is a restrictive covenant on the property which requires that the purchaser must have, for at least three years prior to purchase, either (a) worked within the Chilterns Area of Outstanding Natural Beauty and the remaining part of Hertfordshire not within this area, or (b) have had their principal home within this region. Please contact us to confirm eligibility before arranging a viewing..



Location

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.

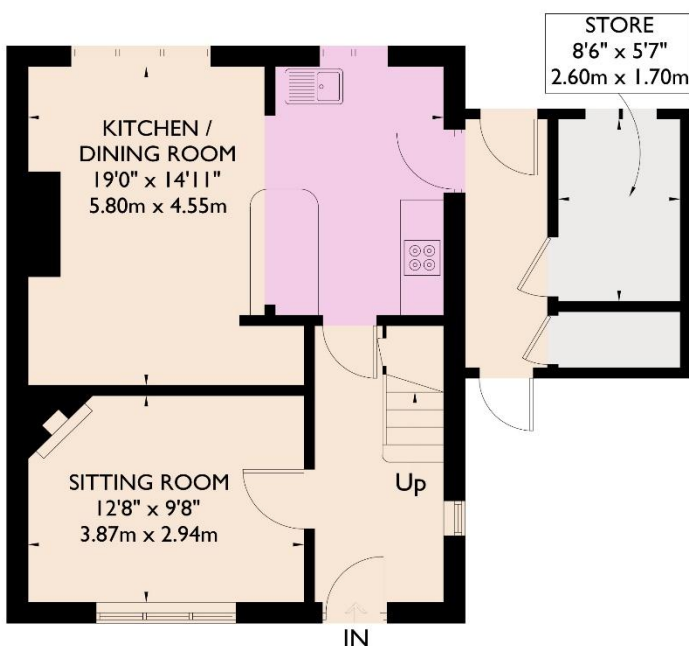


Every home tells a story

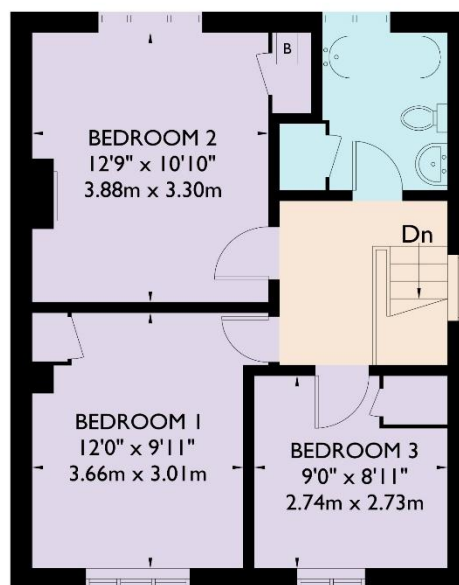
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APPROXIMATE GROSS INTERNAL AREA = 1083 SQ FT / 100.6 SQ M

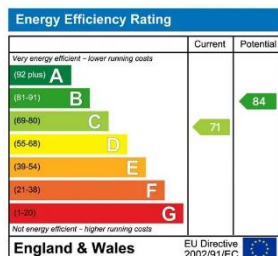


GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: D

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