



ASKING PRICE OF £450,000

## New Ground Cottages, Hemp Lane, New Ground, Tring, HP23 6DW

A rarely available three bedroom semi detached home set on a generous plot and in need of complete renovation.

This property is sited in a very secluded area and offers plenty of scope for extension. (subject to planning)  
No upper chain.

OPEN HOUSE VIEWINGS ON WEDNESDAY 9TH APRIL AT 12PM - 1.30PM AND SATURDAY 12TH APRIL AT 11AM - 12.30PM.

- SECLUDED HOME
- THREE BEDROOMS
- TWO RECEPTIONS
- SET ON LARGE PLOT



FRONT DOOR Leading to entrance vestibule

KITCHEN/BREAKFAST ROOM 15' 8" x 12' 1" (4.78m x 3.68m) Tiled floor. Wall and base units. Single drainer sink. Open wood burner. Window to front and rear.

RECEPTION ROOM 10' 7" x 10' 6" (3.23m x 3.2m) Laminate Floor. Double glazed window to front. Radiator.

BATHROOM 8' 7" x 1' (2.62m x 0.3m) Free standing ornamental bath. Pedestal wash hand basin. Low flush w/c. Window to side and rear.

BEDROOM 1 10' 1" x 10' (3.07m x 3.05m) Double glazed window to rear. Double radiator.

BEDROOM 2 8' 3" x 8' (2.51m x 2.44m) Double glazed window to side. Double radiator.

BEDROOM 3 10' 0" x 9' 1" (3.05m x 2.77m) Double glazed window to rear

STORAGE/BOILER ROOM 8' 2" x 5' (2.49m x 1.52m) Hot water cylinder. Double glazed window to side

BACK GARDEN 60' 35" (19.18m In need of major clearance and cultivating



