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18 Cow Roast, Tring, Hertfordshire, AL23 5RF

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Guide Price £575,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME - NO CHAIN
- TWO RECEPTION ROOMS and SEPARATE OFFICE SPACE
- LOFT ROOM
- PICTURESQUE VIEWS OVER OPEN COUNTRYSIDE
- AMPLE DRIVEWAY PARKING
- VILLAGE LOCATION on the OUTSKIRTS of TRING and BERKHAMSTED
- KITCHEN BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- GENEROUS SIZED ENCLOSED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

** £500 cash back upon completion ** Hunters are pleased to market this three bedroom extended semi-detached property. Located within the hamlet of Cow Roast and overlooking a picturesque area of natural beauty. Offered with NO ONWARDS CHAIN.

Offering versatile and flexible living accommodation this property briefly comprises; entrance hall/ office, dining room, family room, kitchen, cloakroom, to the first floor are three bedrooms and bathroom, with access to the loft room from the landing.

Externally there is ample driveway parking, enclosed rear garden backing onto parkland and open countryside.

Cow Roast is a small hamlet located near the market towns of Tring and Berkhamsted, both with mainline railway stations running into London Euston, aswell as excellent road links to the M1 and M25 motorways.

Cow Roast is known for its picturesque countryside, with the Grand Union Canal passing through it, making it a popular spot for boating and walking. The village also has a newly refurbished pub , The Artisan, which is well-known in the area.

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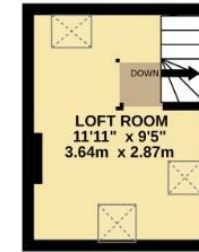
GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



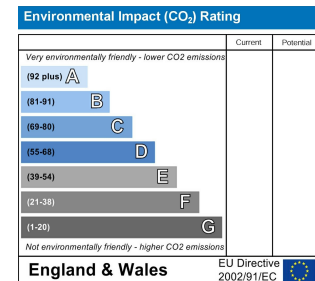
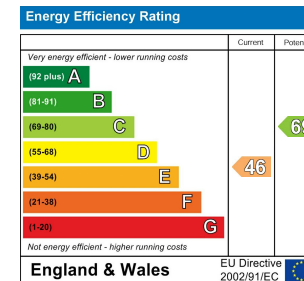
2ND FLOOR
107 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall/ Office

Door to front aspect. Engineered wood effect flooring. Stair to first floor landing. Hot air heating system. Fitted cupboard with wall mounted gas boiler. Engineered wood effect flooring. Door to garden.

Dining Room

Double glazed window to front aspect. Radiator and engineered wood effect flooring and a feature fireplace.

Kitchen Breakfast Room

A range of floor mounted units comprising of drawers and cupboard with a work top over. Induction four ring hob with extractor over. Electric oven. 1½ bowl sink and drainer. Under stairs storage and radiator. Washing machine and dishwasher.

Family Room

Bi-fold doors to garden. Wood flooring and radiator. Open fireplace (currently closed off).

Cloakroom

Two piece suite consisting of a W/C and wash hand basin. Heated towel rail and extractor fan.

Landing

Storage cupboard. Stairs to loft room.

Bedroom One

Double glazed window to front aspect. Fitted carpet and radiator. Fitted cupboards.

Bedroom Two

Double glazed window to front and rear aspect. Fitted carpet and radiator.

Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator.

Bathroom

Double glazed window to rear aspect. Three piece suite

consisting of a bathtub with shower over, W/C and wash hand basin. Extractor fan.

Loft Room

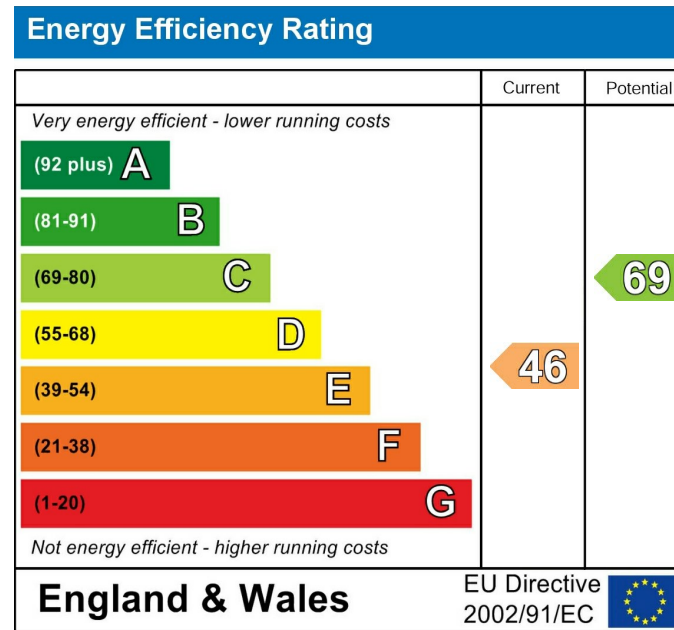
Three sky light windows. Access to storage. Engineered wood effect flooring and radiator.

Front

Ample driveway parking. Flower beds. Picturesque views of the countryside.

Rear

Generous sized enclosed rear garden. Mainly laid to lawn with a patio area and pond. Mature borders and a large storage shed with light and power.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









