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7 Pollywick Road, Wigginton, Tring, HP23 6ES

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Guide Price £650,000

- FOUR BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- SIZEABLE REAR GARDEN
- VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- DOWNSTAIRS CLOAKROOM
- KITCHEN and SEPARATE DINING ROOM
- WELL PRESENTED THROUGHOUT
- UTILITY ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this extended four bedroom semi-detached family home, located within the village of Wigginton.

Offering versatile and flexible living accommodation, this well presented property comprises; lounge opening to the rear garden, office that can also be used as a bedroom, kitchen with a separate dining room, family room, conservatory and a downstairs cloakroom.

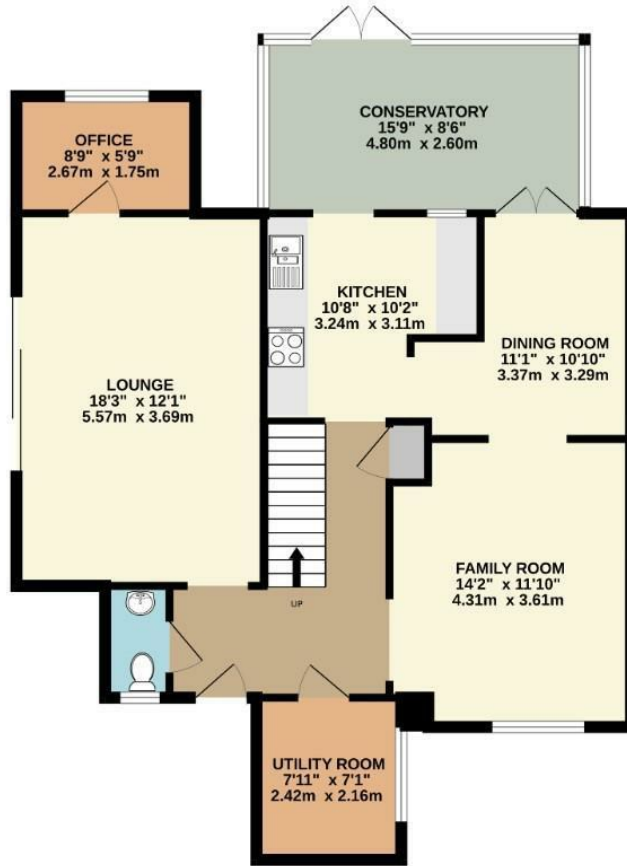
The first floor comprises; four bedrooms with an en-suite and walk-in wardrobe to the main bedroom plus a family bathroom.

Externally this property benefits from driveway parking for multiple vehicles and a generous sized enclosed rear garden.

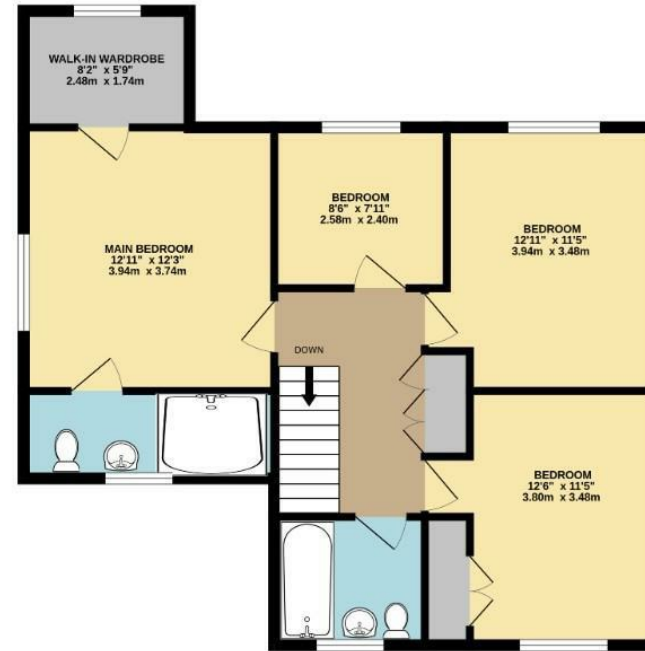
This family home offers contemporary living and is within close proximity to local schooling and amenities of both Tring and Berkhamsted. The situation means that this semi-rural home can also be enjoyed by commuters, with the mainline railway station close by.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

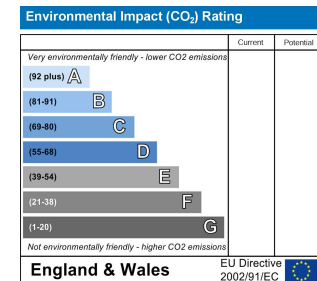
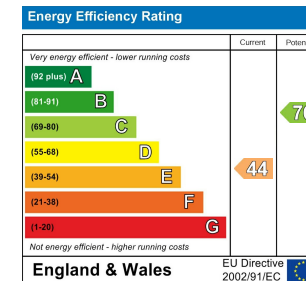


1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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

Entry via a composite door. Fitted carpet and stairs rising to the first floor landing.

Lounge

Fitted carpet and electric radiator. Double glazed patio door leading to the rear garden.

Office

Double glazed window to rear aspect. Fitted carpet and electric radiator. Can also be used as a bedroom.

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of drawers and cupboards with a worktop over. 1 1/2 bowl stainless sink and drainer. Electric hob with an extractor over. Electric oven. Integrated fridge-freezer and wash machine. Plumbing for a dishwasher. Wood effect flooring and electric radiator.

Dining Room

Double glazed patio doors opening to the conservatory. Wood effect flooring.

Family Room

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

Downstairs Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin.

Landing

Fitted carpet. Access to the loft. Storage cupboard and an airing cupboard.

Main Bedroom

Double glazed window to side aspect. Fitted carpet and electric radiator.

En-suite

Double glazed window to front aspect. Three piece suite comprising; impressive sized bathtub, W/C and wash hand basin.

Walk-in wardrobe

Double glazed window to rear aspect. Fitted carpet and electric radiator. Built-in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Double glazed window to front aspect. Three piece suite comprising; bathtub with mixer taps and shower over, W/C and wash hand basin.


Front

Driveway parking for multiple vehicles. Path leading to the front door. Side gated access to the rear garden.

Rear

A sizeable enclosed rear garden. Mainly laid to lawn with a patio seating area. Side gated access to the front.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







