



## Chapel Lane, Long Marston

HP23 4QT

Guide Price £595,000



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**HUNTERS**<sup>®</sup>  
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# Chapel Lane, Long Marston

## DESCRIPTION

Hunters are delighted to offer this spacious three bedroom barn conversion, located on a private road in the sought after village of Long Marston.

This home offers an abundance amount of character throughout and is offered with a complete chain. The property comprises; a bright and airy entrance hall, lounge/diner and kitchen. Upstairs there are three double bedrooms, en-suite to the main bedroom and family bathroom. Externally there is a car port with driveway parking for multiple vehicles and courtyard garden to the front and rear.

Long Marston is a small village with the majestic All Saints Church, The Queens Head public house and restaurant, a well supported tennis club and cricket club, village hall and recreation ground. The area boasts excellent schooling, including Long Marston C of E primary school and Tring Comprehensive School. The surrounding towns provide a variety of quality shops and restaurants.

Commuters are well served by the excellent transport links locally with both Tring and Cheddington mainline railway stations providing fast and easy access to London Euston, and the A41 bypass linking with the M25.



# ROOMS

## Entrance Hall

Entrance via part glazed door. Tiled flooring. Radiator. Storage cupboard under stairs. Stairs rising to first floor.

## Lounge/Diner

Tiled flooring. Two radiators. Electric fireplace. Patio doors to front. Double glazed windows to front aspect.

## Kitchen

A range of wall and base units worktop over. White ceramic sink unit with drainer. Tiled splash back. Integrated oven with four ring electric hob and extractor above. Integrated fridge and dishwasher. Tiled flooring. Double glazed window to rear aspect. Part glazed door to side.

## Landing

Fitted carpet. Double glazed window to front aspect. Airing cupboard. Access to loft.

## Bedroom One

Fitted carpet. Radiator. Double glazed window to front aspect.

## En-Suite

White three piece suite comprising; Bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Part tiled walls and vinyl flooring. Light tunnel.

## Bedroom Two

Fitted carpet. Radiator. Double glazed window to front and side aspect.

## Bedroom Three

Fitted carpet. Radiator. Double glazed window to front aspect.

## Bathroom

White three piece suite comprising; Walk in shower. Wash hand basin. W.C. Part tiled walls and vinyl flooring. Light tunnel.

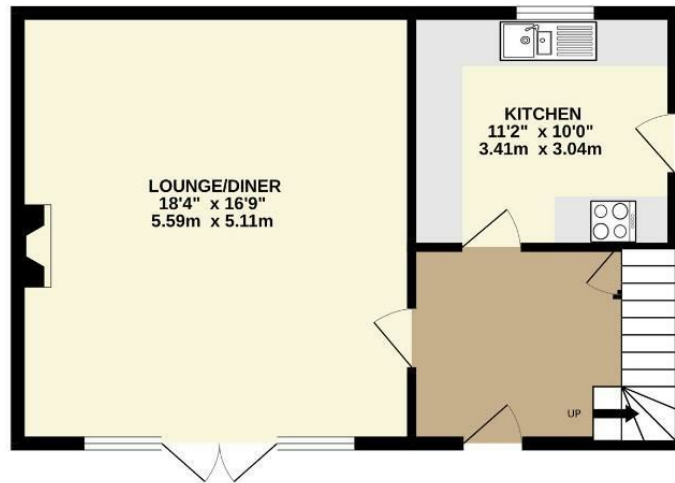
## External

Gravelled area with mature shrubs. Driveway parking for multiple vehicles. Wooden sheds. Outside tap.





GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.

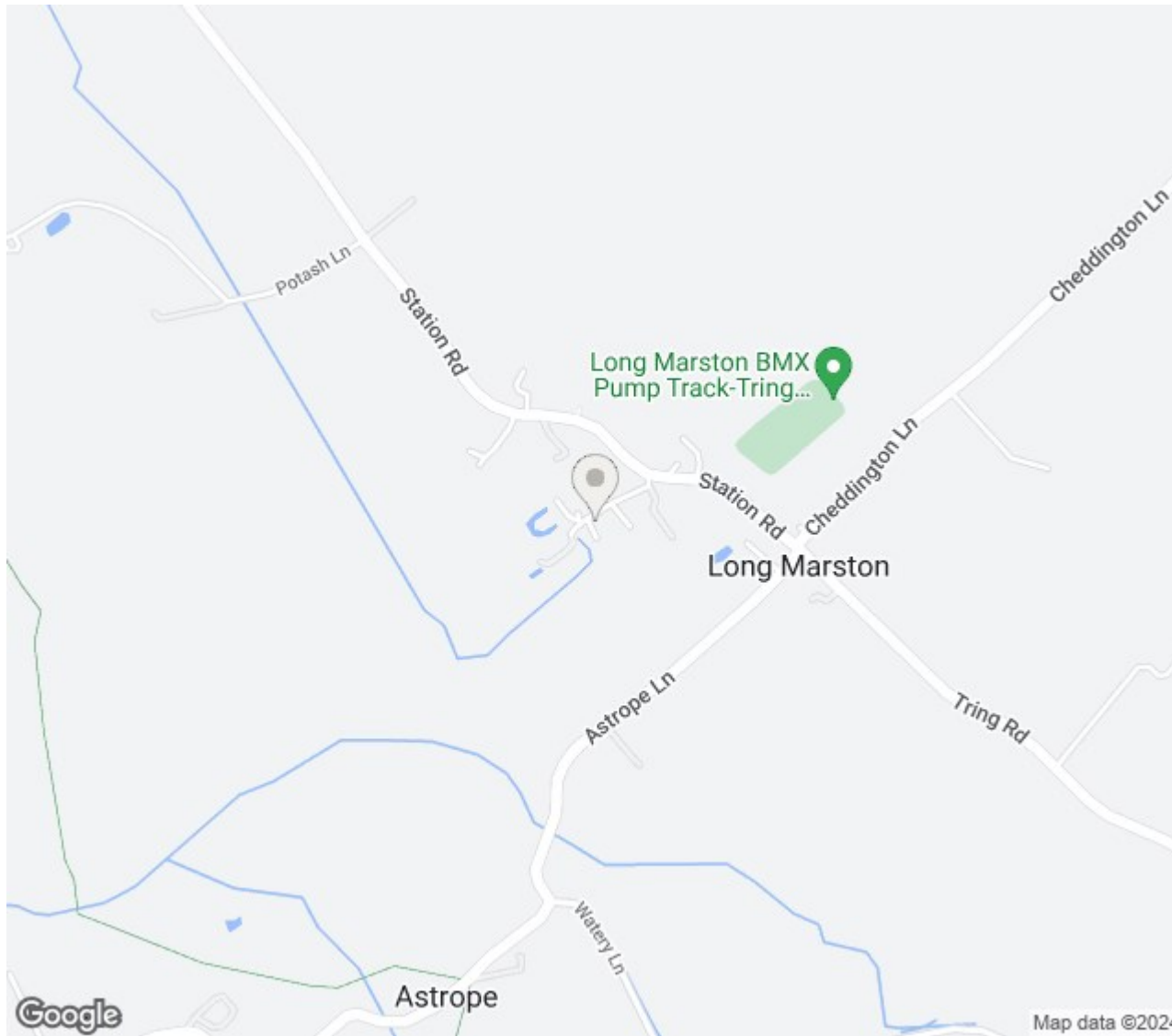


TOTAL FLOOR AREA : 1245 sq.ft. (115.6 sq.m.) approx.

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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### Thinking of Selling?

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.

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