





**£365,000**

Situated on this sought after development adjacent to woodland this spacious two bedroom terraced home offers lounge, kitchen/dining room, bathroom low maintenance gardens and allocated parking.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Stairs rising to first floor.

## LOUNGE

Double glazed bay window to front aspect. Radiator, door to kitchen/dining room.

## KITCHEN/DINING ROOM

Double glazed door and window to rear. Fitted with a range of floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in oven and hob with extractor fan over, integrated dishwasher, washing machine, fridge and freezer; radiator, wall-mounted gas boiler.

## LANDING

Access to loft space, linen storage cupboard.

## BEDROOM ONE

Two double glazed windows to front aspect. Built-in wardrobes, built-in cupboard, radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, built-in cupboard.

## BATHROOM

Double glazed window. White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, radiator.

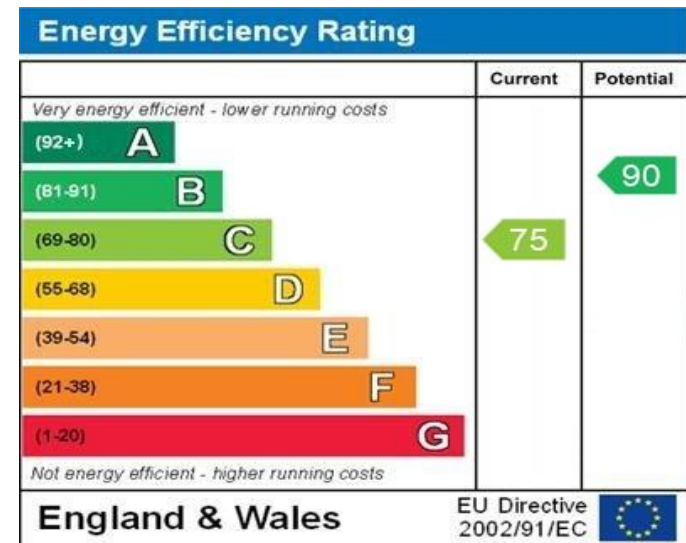
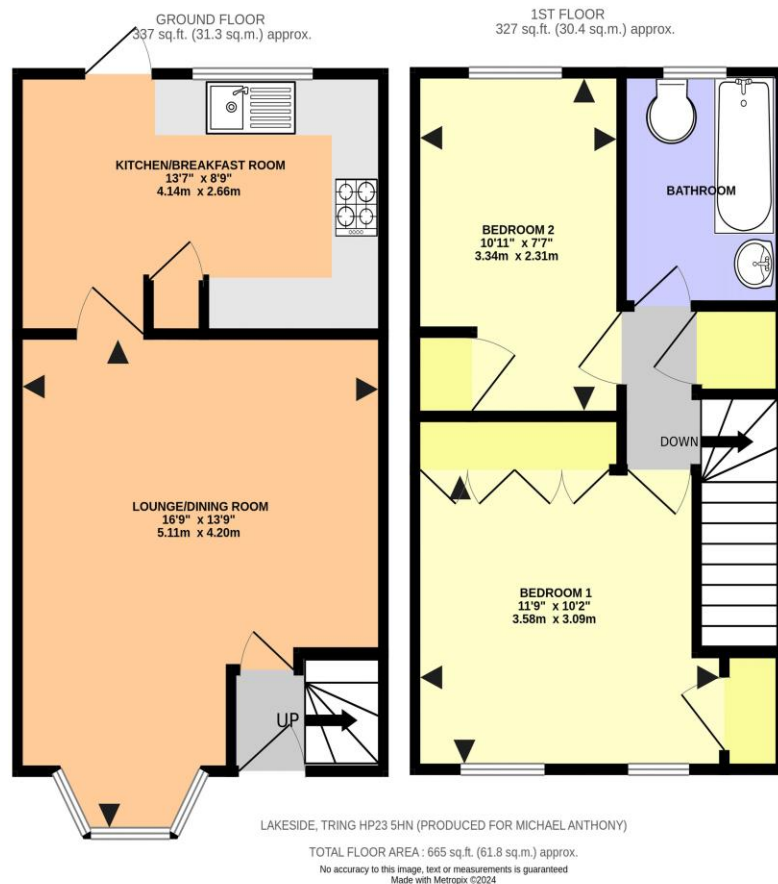
## OUTSIDE

## PARKING

Allocated parking to the rear of the property.

## REAR GARDEN

Laid for low maintenance as a paved garden enclosed by panel fencing, gated rear access leading to allocated parking.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB  
01442 891177 | tring@maea.co.uk