





**£425,000**

Situated towards the outskirts of Tring this three double bedroom end of terrace property benefits from open plan living accommodation, re fitted kitchen and bathroom, southerly facing garden, garage and driveway parking for one car, planning permission granted for a porch and downstairs WC and the added benefit of no onward chain.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Door to lounge/kitchen/diner, stairs to first floor, radiator.

## **LOUNGE/DINER/KITCHEN**

Double glazed windows to front and rear aspects. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink unit with mixer tap, oven and gas hob with extractor over, integrated fridge, freezer and dishwasher, two radiators.

## **LANDING**

Storage cupboard housing combination boiler, access to loft space, doors to bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to front. Radiator, built in wardrobe.

## **BEDROOM TWO**

Double glazed window to rear. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Built in wardrobe.

## **BATHROOM**

Frosted double glazed window to front. Heated towel rail, tiled walls, low level w.c. , pedestal wash hand basin with mixer tap, panelled bath with shower over.

## **OUTSIDE**

### **FRONT GARDEN**

Mainly laid to lawn with pathway to front door.

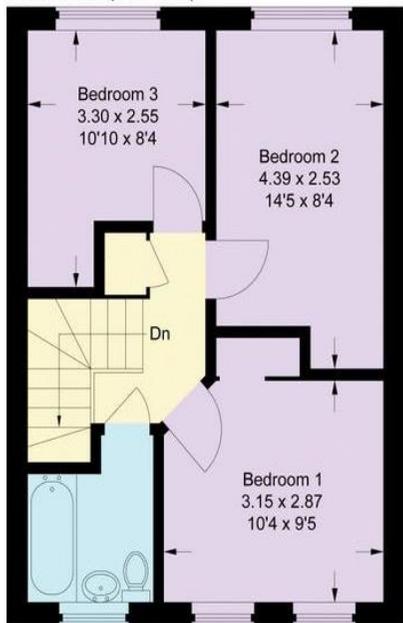
### **REAR GARDEN**

Mainly laid to lawn with block paved area, path leading to rear gated access, enclosed by panel fencing, cold water tap.

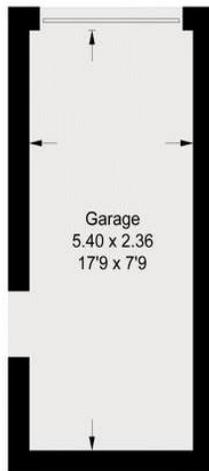
Approximate Gross Internal Area  
 Ground Floor = 38.0 sq m / 409 sq ft  
 First Floor = 37.5 sq m / 404 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 88.4 sq m / 952 sq ft



Ground Floor



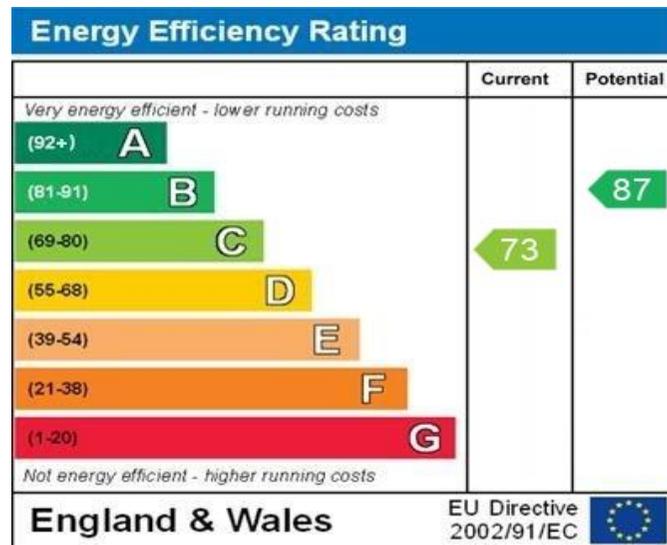
First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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