



**BEECH PARK,
WIGGINTON, HP23 6JF**

BEECH PARK, CHESHAM ROAD, WIGGINTON HP23 6JF

GUIDE PRICE **£219,950**

A superbly presented two double bedroom park home situated in the highly sought after village of Wigginton. The property features gas central heating, double glazing, large, secluded gardens and allocated parking. This property is for over 50's.

This attractive park home is beautifully maintained and presented throughout and features a large secluded rear garden and an enviable position towards the entrance to Beech Park (convenient for the bus stop). There is a recently installed modern fitted kitchen, large dual aspect living room and a dining hall. There are two double bedrooms and a stylish new shower suite. There is a parking space immediately to the front of the property and various visitor spaces allocated nearby.

The gardens surround the property and are very well maintained. The main garden area is beautifully secluded with lovingly tended lawn and flower beds and pond which are a picture at any time of year but really show well in the spring and summer. There is a decked patio and a paved side patio with a brick storage shed.

Beech Park is on the outskirts of Wigginton, a Chilterns village in an Area of Outstanding Natural Beauty, close to the renowned Champneys Health Resort and with excellent riding and walking nearby as well as golf at Ashridge and Berkhamsted. There is a café and village shop and a traditional English pub. There is a bus service from Beech Park into Tring where there is a comprehensive range of amenities and shops. Both Tring and Berkhamsted offer mainline rail services to London Euston in 40 and 35 minutes respectively.

Agents Notes:

- a) One person aged over 30 who is your partner or companion and/or
- b) Any family member, who may reside with you on a temporary basis for a single period not exceeding 6 months provided they do not then return to reside in your home within 2 years of leaving

For the avoidance of doubt this means that all homeowners must be aged 50 or over and no children may reside in a home other than on a temporary basis under sub clause [b]

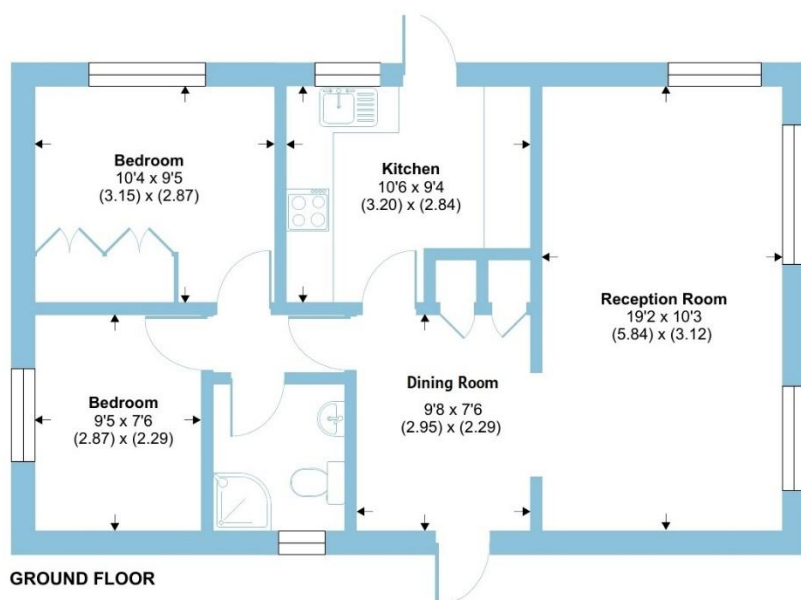




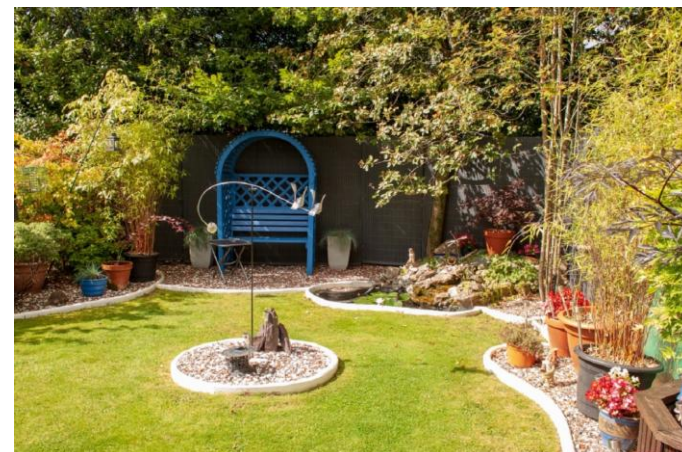
Beech Park, Chesham Road, Wigginton, Tring, HP23

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Barnard Marcus. REF: 1267411



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

TRG108343 – Version 4

EPC rating – C Council Tax Band - A

