

Chiltern Cottages, Buckland Common Tring HP23 6NQ

brown & merry



If you’re seeking a move to the countryside, with pubs nearby and cute market towns just a short drive away, then this property is sure to be of interest. The property is offered with no onward chain and offers much scope for extension, subject to planning. Many of the properties along the row have been remodelled and extended, giving plenty of inspiration. The house itself has been well cared for and is ready to move into. An entrance porch leads through to a hallway with stairs to the first floor. The lovely dual aspect lounge has patio doors to the rear making the most of the views over the garden and countryside beyond, and there is a modern, fitted kitchen/dining room across the rear with a separate utility room giving access to the rear garden and providing useful storage and laundry space. There is a bathroom downstairs and an upstairs w/c providing convenience for the three double bedroom. Outside we have a good size and well maintained front garden with a driveway leading to some off road parking. To the rear there is a large well kept garden that backs on to open countryside with a generous patio area to make the most of the spectacular vista.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Situated in the semi-rural hilltop hamlet of Buckland Common which is beautifully nestled in the Chiltern Hills AONB, the property benefits from two pubs within a short walking distance, both of which serve excellent food. Buckland Common is equidistant from the vibrant towns of Tring, Berkhamsted, Chesham and Wendover giving easy access via a short car journey to excellent schools, shops, restaurants and more pubs, as well as transport links via train, tube and motorway into London.

























welcome to

Chiltern Cottages,
Buckland Common Tring

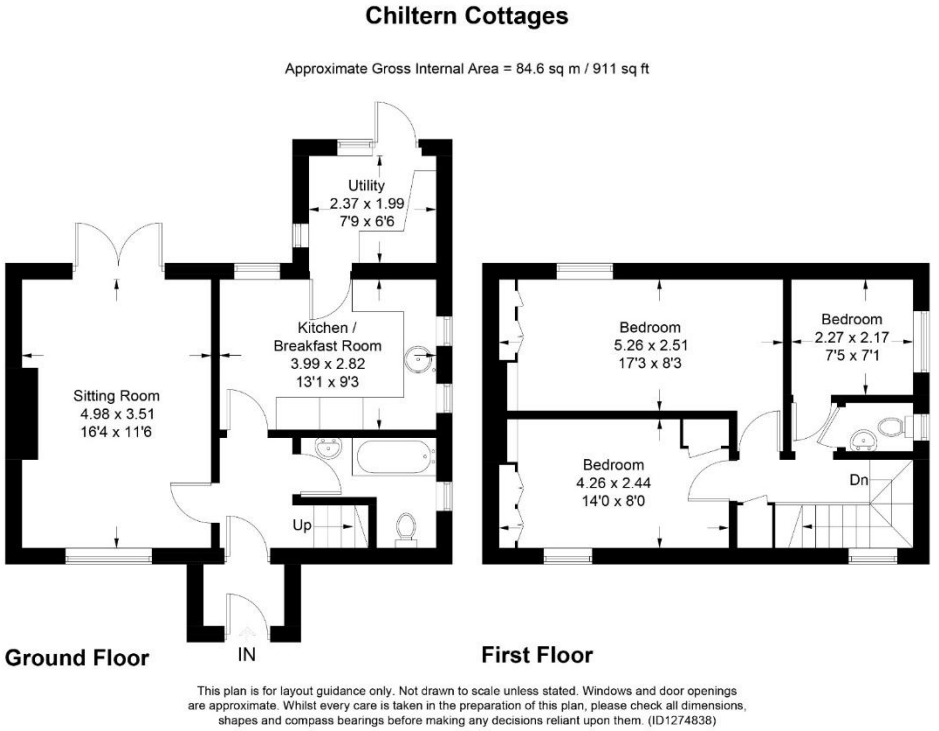
- Fantastic semi-rural location
- Semi-detached house
- Three double bedrooms
- Kitchen/Dining room
- Separate Lounge

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£585,000

An absolutely stunning location with superb views over AoNB countryside. Lots of potential to extend (stp) to create your 'forever' home.



The Property Ombudsman

Property Reference:
TRG108718 -0003

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.

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