





Guide Price
£1,250,000

Situated in one of Tring's most sought after locations offering easy walking distance to all local amenities this recently built four double bedroom detached family home provides light and airy accommodation including a wonderful open plan kitchen/living room with full width patio doors which open to the enclosed landscaped gardens. Further benefits include a separate family room/study, en suites to two bedrooms and a further family bathroom, main and third bedrooms with French doors to a balcony, utility room and downstairs cloakroom, spacious hallway and landing and driveway parking for numerous vehicles.

Property Description

ENTRANCE

Double glazed door with double glazed side panels to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, a range of built-in cloak cupboards, underfloor heating.

CLOAKROOM

Double glazed window. Low level WC, vanity unit with wash hand basin and storage below, part tiled walls.

FAMILY ROOM/STUDY

Double glazed window to front aspect. Underfloor heating.

LIVING SPACE & KITCHEN

A wonderful open plan room with double glazed sliding patio doors to the rear landscaped gardens and double glazed windows to both sides. The kitchen area is fitted with a range of units with granite work surface over, three built-in ovens and hob, integrated dishwasher, fridge and freezer, sink with mixer tap, underfloor heating, breakfast bar.

UTILITY ROOM

Double glazed door to side aspect. A range of floor and wall-mounted units with work surface over, sink with mixer tap, plumbing for automatic washing machine, under floor heating.

LANDING

A vaulted landing with access to two boarded loft spaces, radiator, Two double glazed Velux windows.

BEDROOM ONE

A double aspect room with double glazed Velux window to the side and double glazed double doors to balcony. Radiator.

WET ROOM

Double glazed Velux window. Tiled shower area, vanity unit with twin wash hand basins and storage below, heated towel rail, tiled floor.

BEDROOM TWO

Double glazed windows to front aspect. Radiator.

EN-SUITE

Double glazed Velux window. Walk-in shower, wash hand basin with storage below, low level WC, heated towel rail.

BEDROOM THREE

Again, a double aspect room with double glazed Velux windows to side and double glazed double doors to balcony. Radiator.

BEDROOM FOUR

Double glazed Velux window to side. Radiator.

BATHROOM

Comprising free-standing bath with mixer tap and shower attachment, walk-in shower, wash hand basin, low level WC, part tiled walls, tiled floor. Double glazed Velux window.

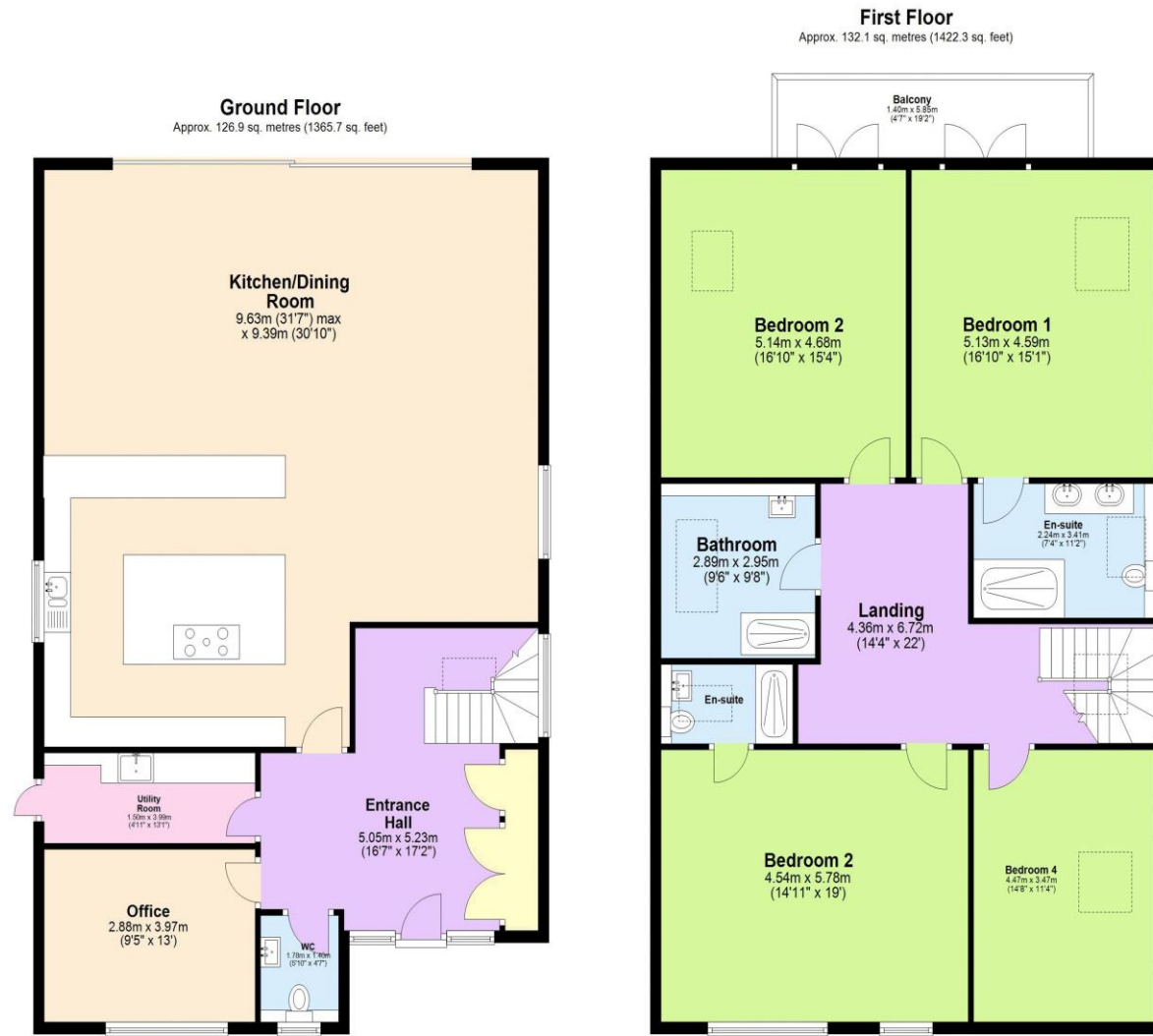
OUTSIDE

FRONT GARDEN

A shingled garden providing hardstanding for numerous vehicles, outside lighting.

REAR GARDEN

Mainly laid to lawn with paved and timber decked patio areas leading to the water feature, all enclosed by panel fencing. Gated side access, outside lighting and power.



Total area: approx. 259.0 sq. metres (2788.0 sq. feet)

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

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