





Guide Price
£170,000

Located in a secluded position within the ever popular Beech Park which has a regular bus route to Tring this two bedroom park home with its wrap around garden is welcomed to the market offering lounge, dining room and kitchen, ensuite bathroom and main shower room. Please note the property is being sold with no onward chain and has an age restriction of over 50's. No dogs allowed.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Glazed window to side, radiator, storage cupboard.

LOUNGE

Three double glazed windows to rear and side aspect, two radiators.

DINING ROOM

Double glazed window to side aspect. Radiator, opening to lounge, door to kitchen.

KITCHEN

Double glazed window to side aspect. Range of floor and wall mounted units with rolled top work surface over, sink with mixer tap and drainer, space for fridge freezer, integrated oven and grill, gas hob with extractor fan over, tiled walls, opening to:

UTILITY

Double glazed door to side aspect. Range of floor and wall mounted units with rolled top work surface over, sink, space for dish washer, space for washing machine, storage cupboard,

BEDROOM ONE

Double glazed bay window to side aspect. Double glazed window to front aspect, built in wardrobes, radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to side aspect. Panelled bath with shower attachment over, low level w.c, sink with mixer tap and storage under, heated towel rail, panelled wall.

BEDROOM TWO

Double glazed window to side aspect. Built in wardrobes, radiator.

BATHROOM

Double glazed frosted window to side aspect. Low level w.c, sink with storage cupboard under, panelled shower cubicle, radiator.

OUTSIDE

PARKING

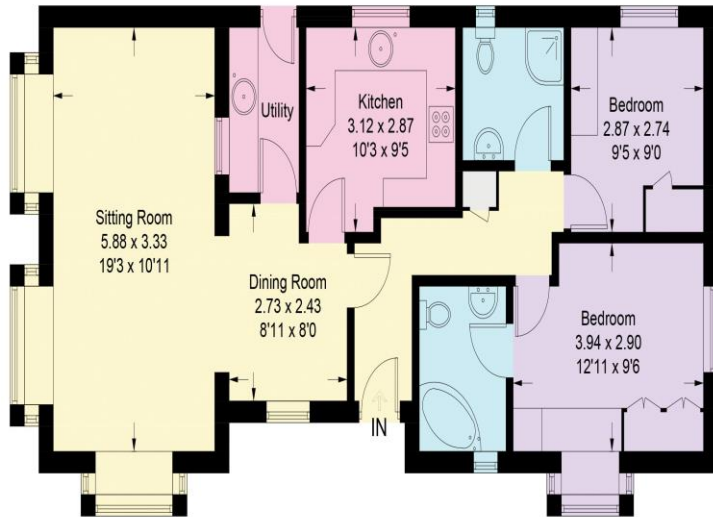
Parking for one car.

REAR GARDEN

Wrap around garden with patio area, path surrounding, flower and shrub borders.



Beech Park



Raised Ground Level

Approximate Total Area
828 sq ft / 76.9 sq m

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. (ID1321945)

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