





**Guide Price**  
**£799,950**

Boasting an elevated position in a sought after location just a short walk to Tring High Street this three bedroom detached chalet bungalow is offered to the market with an abundance of potential with no upper chain and enjoys driveway parking and a double garage with access to the rear of the property.

# Property Description

## **ENTRANCE LOBBY**

Leading to spacious entrance hall.

## **ENTRANCE HALL**

Stairs rising to first floor. Radiator, door to dining room, door to kitchen, opening to inner hall.

## **CLOAKROOM**

Double glazed frosted window to side. Low level w.c, wash hand basin, radiator.

## **LOUNGE**

Two double glazed windows to side aspect. Feature fireplace, double glazed bi-fold doors to conservatory, three radiators.

## **DINING ROOM**

Double glazed bay window to front and double glazed window to side. Feature fireplace, glazed double doors to lounge.

## **CONSERVATORY**

Double glazed double doors to rear.

## **KITCHEN/BREAKFAST ROOM**

A range of wall mounted and floor standing units with work surface over. Sink unit with mixer tap, space for cooker with extractor fan over, radiator, plumbing for washing machine and dishwasher, space for fridge, double glazed double doors to rear, skylight.

## **INNER HALL**

Built in cupboard, door to bedroom and cloak room, bathroom and w.c, radiator.

## **BEDROOM ONE**

Double glazed bay window to rear. Radiator.

## **SHOWER ROOM**

Double glazed velux window to side, fully tiled, Low level w.c, pedestal wash hand basin, shower cubicle, radiator.

## **BEDROOM TWO**

Double glazed bay window to rear aspect, 5-door floor to ceiling free standing wardrobes, Radiator.

## **BEDROOM THREE**

Double glazed bay window to front aspect, 5-door floor to ceiling free standing wardrobes, Radiator.

## **BATHROOM**

Fully tiled, double glazed frosted window to side aspect. Jacuzzi bath with mixer tap and shower attachment over, low level w.c, wash hand basin, radiator.

## **OUTSIDE**

### **GARAGE/PARKING**

Double garage with electric up and over doors, power and light. Glazed windows to side aspect. Hardstanding providing parking for several vehicles.

### **FRONT GARDEN**

An elevated garden with steps leading to the front door. Flower and shrub beds enclosed by walling.

### **REAR GARDEN**

Lawn area. Raised beds, water feature, cold water tap, gated side access, gated access to rear parking and garage.



**Ground Floor**

**First Floor**



**Weston Road**

**Approximate Total Area**  
 1607 sq ft / 149.3 sq m  
 Loft Space = 311 sq ft / 28.9 sq m  
 Garage = 287 sq ft / 26.7 sq m  
 Total = 2205 sq ft / 204.9 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. (ID1302391)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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