





**Offers in the Region
Of £759,000**

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.

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