





£375,000

Situated on the ever sought after Grove side of Tring offering easy access to all local amenities this spacious two bedroom end of terrace home has been extremely well maintained throughout and benefits include a re fitted kitchen/dining room, enclosed garden, parking and the added benefit of no onward chain.

Property Description

ENTRANCE

Double glazed door to:

LOUNGE

Double glazed window to front aspect. Radiator, stairs rising to first floor, door to:

KITCHEN/DINING ROOM

Double glazed door and window to rear aspect. Refitted with a range of floor and wall mounted units with work surfaces over, built in oven and hob with extractor fan over, plumbing for washing machine, built in cupboard housing gas boiler, radiator, tiled floor, part tiled walls.

LANDING

Access to boarded loft space with light via extending ladder, airing cupboard housing hot water cylinder.

BEDROOM ONE

Two double glazed windows to front aspect. Radiator, built in cupboard, range of built in wardrobes.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to rear aspect. Comprising panelled bath with shower attachment over, wash hand basin with storage below, low level w.c, part tiled walls, tiled floor, radiator.

OUTSIDE

PARKING

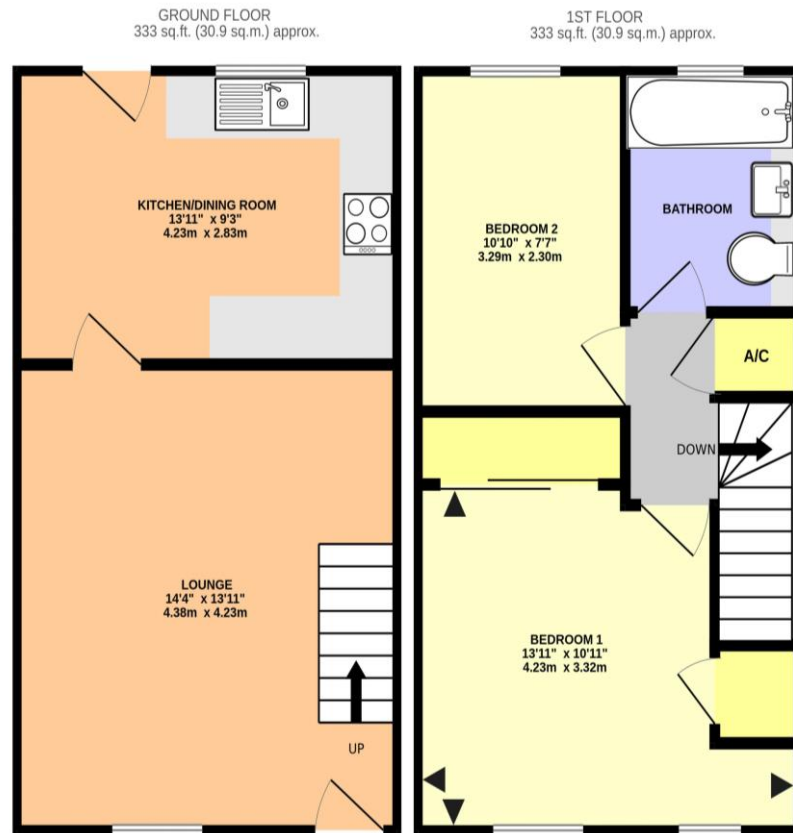
Parking is located in the rear of the property.

FRONT GARDEN

Mainly laid to lawn with pathway to the front.

REAR GARDEN

Paved patio area with steps leading to the lawn area, all enclosed by panelled fencing, gated side and rear access.



GROVE GARDENS, TRING HP23 5PY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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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79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk