





**£525,000**

Situated in a quiet cul-de-sac in the popular Hertfordshire town of Tring with access to local schools, high street and train station with links into London Euston, this three-bedroom detached 1980's home is welcomed to the market offering open plan lounge and dining room, kitchen and conservatory with upstairs bathroom. The property also benefits from front and rear gardens with garage and driveway parking for one car.

# Property Description

## ENTRANCE PORCH

Door to:

## LOUNGE

Double glazed window to front aspect. Radiator, feature fireplace, opening to dining area.

## DINING ROOM

Double glazed double door to rear aspect. Radiator, glazed door to kitchen.

## CONSERVATORY

Double glazed door to side. UPVC unit, wall mounted electric heater.

## KITCHEN

Two double glazed window to rear aspect. Wall mounted and floor standing units with work surface over, single drainer stainless steel sink with mixer tap, built in oven and gas hob with extractor fan over, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, space for fridge freezer.

## LANDING

Access to loft space.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Single glazed window to rear. Built in wardrobes, radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Refitted panelled bath with shower attachment, low level w.c, wash hand basin, heated towel rail, airing cupboard housing hot water cylinder.

## OUTSIDE

### GARAGE/PARKING

Metal up and over door. Power and light, glazed window to rear.

### FRONT GARDEN

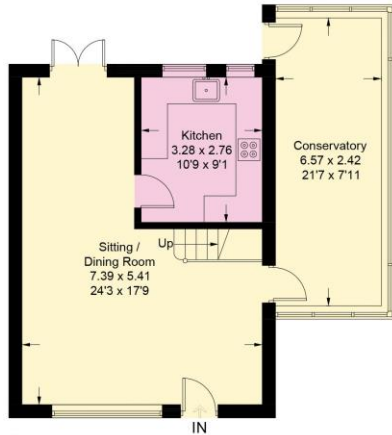
Pathway leading to front door, lawn area, flower and shrub borders.

### REAR GARDEN

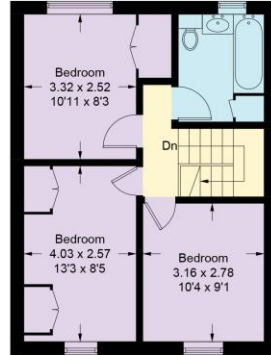
Patio area, mainly laid to lawn, flower and shrub borders, outside tap, outside light, rear access, path leading to front, garden shed.



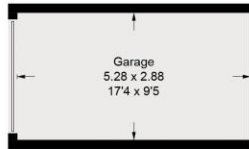
## Morefields



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

**Approximate Total Area**  
1069 sq ft / 99.3 sq m  
Garage = 166 sq ft / 15.4 sq m  
Total = 1235 sq ft / 114.7 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. (ID1322169)

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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