





£575,000

Located on a no through road on a quiet cul-de-sac in the town of Tring close to schools and local amenities this well presented four bedroom detached family home is welcomed to the market offering lounge with feature fire place and sliding doors out onto the rear garden, dining room and separate kitchen, with downstairs cloakroom. Other benefits also include upstairs bathroom, garage with power and lighting and driveway. The property is also being marketed with no onward chain.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Two double glazed frosted window to front aspect. Stairs rising to first floor, radiator.

CLOAKROOM

Double glazed window to side aspect. Low level w.c, under counter vanity basin with mixer tap, heated towel rail.

LOUNGE

Double glazed sliding door to rear aspect. Feature fireplace with extractor fan, radiator, under stairs storage cupboard.

DINING ROOM

Double glazed window to front aspect. Radiator, door to utility, door to lounge.

KITCHEN

Double glazed window to rear aspect. Patio double glazed doors to rear, range of fitted wall and floor mounted units with roll top work surface over, one and half stainless steel sink with drainer and mixer tap, integrated fridge freezer, integrated bin, gas hob and electric oven with extractor fan over, space for washing machine, radiator.

UTILITY

Loft access, storage cupboard.

BEDROOM ONE

Two double glazed window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator, built in wardrobes.

BEDROOM THREE

Double glazed window to front aspect. Radiator, storage cupboard.

BEDROOM FOUR

Double glazed window to rear aspect, built in wardrobe, Radiator.

BATHROOM

Double glazed window to side aspect. Panelled bath with shower over, low level w.c, hand wash basin with mixer tap, heated towel rail, tiled walls, extractor fan.

OUTSIDE

GARAGE/PARKING

Driveway parking, single garage with power and electrics, electrical charging point.

FRONT GARDEN

Steps leading to front door, side access, electric point, outside light and shrub border.

REAR GARDEN

Mainly laid to lawn, side access to garage and driveway, patio area, flower and shrub borders, outside light, gated access, outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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

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