





**Guide Price**  
**£1,200,000**

Standing on a large southerly facing plot enjoying wonderful views to both the front and rear this deceptively spacious five bedroom detached family home offers incredibly flexible accommodation including a potential annexe. The property has been incredibly well maintained throughout and benefits from a large L shaped lounge/dining room, kitchen/breakfast room, downstairs bedroom suite, study, two further ensuites and a family bathroom.

# Property Description

## ENTRANCE

Double glazed door to:

## ENTRANCE HALL

Stairs rising to the first floor, built in cupboards, two radiators, part wood and tiled flooring. Double glazed window to side aspect.

## CLOAKROOM

Double glazed window. Low level w.c, wash hand basin with shelving below, tiled floor, part tiled walls

## LOUNGE/DINING ROOM

A wonderful double aspect L shaped room with twin double glazed double doors and windows to rear, double glazed window to side, feature open fireplace with wooden surround and quarry tiled hearth, stripped wood flooring, three radiators.

## KITCHEN/BREAKFAST ROOM

A double aspect room with double glazed bay window to front and double glazed windows to side. Fitted with a range of floor standing and wall mounted units with granite work surfaces over, butlers sink with mixer tap, built in double oven and hob with extractor fan, integrated dish washer, tiled flooring, part tiled walls, radiator.

## UTILITY ROOM

Floor and wall mounted units with granite work surface over, stainless steel butlers sink with mixer tap, tiled floor, part tiled walls, plumbing for washing machine.

## STUDY

Double glazed window and door to rear. Tiled flooring, radiator, built in cupboard housing gas boiler.

## BEDROOM FIVE

Double glazed bay window and door to front aspect. Radiator, glazed door to en-suite and glazed double doors to dressing room. N.B. this area offers tremendous potential to create a self contained annexe.

## DRESSING ROOM

Double glazed window to side. Radiator.

## EN-SUITE

Tiled shower cubicle, pedestal hand wash basin, low level w.c, part tiled walls, heated towel rail.

## LANDING

Double glazed window to side. Radiator, airing cupboard housing hot water cylinder, access to loft area.

## BEDROOM ONE

Double glazed window to rear. Built in cupboard, radiator, glazed double doors to.

## EN-SUITE

Walk in shower, wash hand basin with storage below, low level w.c, tiled floor, part tiled walls, heated towel rail. Double glazed window

## BEDROOM TWO

A double aspect room with double glazed windows to front and side aspects, range of built in wardrobes and matching drawer units, eaves storage cupboards, radiator.

## EN-SUITE

Tiled shower cubicle, pedestal hand wash basin, low level w.c, bidet, tiled floor, part tiled walls, heated towel rail. Double glazed Velux window.

## BEDROOM THREE

Double glazed window to rear aspect. Eaves storage cupboard, radiator.

## BEDROOM FOUR

Double glazed window to rear. Radiator.

## BATHROOM

Four piece suite comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, wash hand basin with storage below, low level w.c, tiled floor, tiled walls, heated towel rail. Two double glazed Velux windows.

## OUTSIDE

### FRONT GARDEN

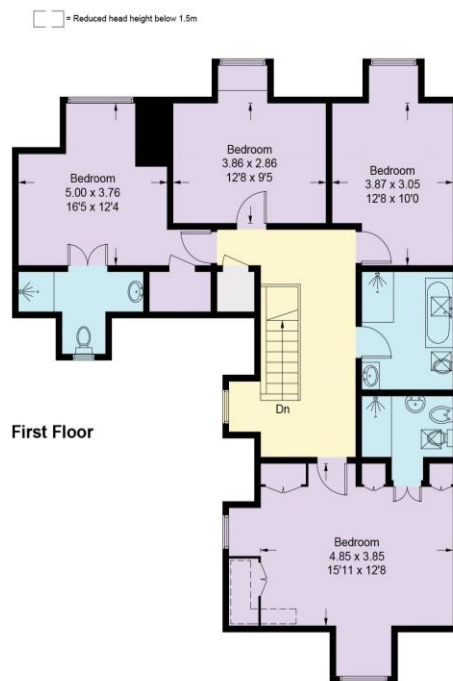
Accessed via double five bar gates the garden is laid to shingle providing hardstanding for numerous vehicles, outside lighting and cold water tap.

### REAR GARDEN

A wonderful southerly facing plot which is mainly laid to lawn with paved and shingled patio areas all enclosed by fencing and mature hedging, ornamental fish ponds, outside lighting, gated access to a further garden area which would make an ideal kitchen garden which in turn provides access to a detached timber studio/summer house.



## Homelea, Tring Road



**Approximate Total Area**  
2857 sq ft / 265.4 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. (ID1295978)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 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