





**Guide Price**  
**£1,050,000**

Situated on a private road in the heart of the village this spacious five bedroom detached family home has undergone recent refurbishment and stands on a good sized enclosed plot offering easy access to all local amenities. Accommodation includes a large open plan kitchen/dining room, three further reception rooms, two en-suite shower rooms and a family bathroom, double garage and driveway parking for several cars.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, under stairs cupboard. LVT flooring.

## **CLOAKROOM**

Recently refitted with double glazed frosted window to side aspect. Low level WC, radiator, wash hand basin.

## **LOUNGE**

Double glazed French doors and window to rear. Radiator. Electric feature fireplace.

## **GYM**

Double glazed window to front aspect. Radiator.

## **STUDY**

Double glazed window to front aspect. Radiator.

## **KITCHEN/BREAKFAST ROOM**

Two double glazed windows and double glazed French doors to rear. Recently refitted with a range of wall-mounted and floor standing units with Quartz work surface over, fitted sink with mixer tap and filtered water tap, gas hob with extractor fan over, electric oven, integrated fridge freezer, two integrated dishwashers, two radiators. Air conditioning unit. Door to

## **UTILITY**

Double glazed door to side. A range of wall-mounted and floor units with work surface over, cupboard housing gas boiler, plumbing for washing machine, space for tumble dryer. Radiator.

## **LANDING**

Airing cupboard with water cylinder, access to loft.

## **BEDROOM ONE**

Double glazed window to front aspect. Range of fitted wardrobes, radiator.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, tiled shower cubicle, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect. radiator, door to en-suite.

## **EN-SUITE**

Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, walk in shower, radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Built in wardrobes. Radiator.

## **BEDROOM FIVE/DRESSING ROOM**

Double glazed window to front aspect. Range of fitted wardrobes. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin with mixer tap, panelled bath with shower over, tiled walls and floor, heated towel rail.

## **OUTSIDE**

### **GARAGE/PARKING**

Double garage with power and lighting, electric roller door. Driveway parking for several cars.

### **FRONT GARDEN**

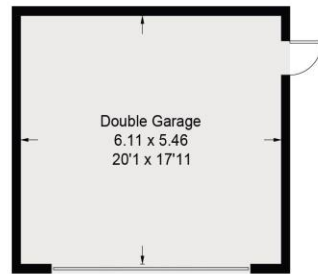
Path leading to front doors, flower and shrub beds.

### **REAR GARDEN**

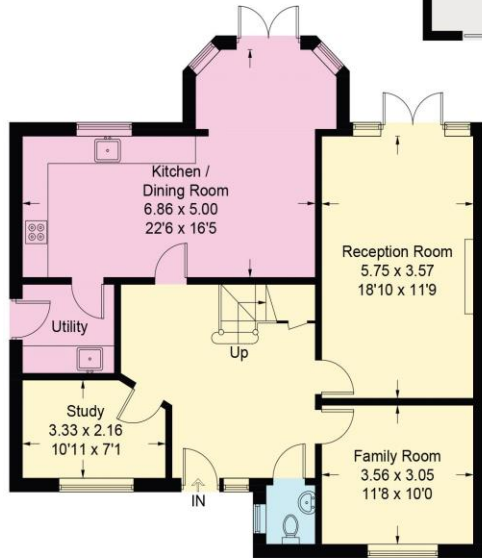
Mainly laid to lawn with flower and shrub beds, patio area, outside tap, garden shed, outside light, gated side access. Door to garage.



## Pavilion Gardens



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



**Approximate Total Area**  
 1926 sq ft / 178.9 sq m  
**Double Garage**  
 357 sq ft / 33.2 sq m  
**Total**  
 2283 sq ft / 212.1 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. (ID1177092)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         | 100       |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 80                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England &amp; Wales</b>                  |          | EU Directive 2002/91/EC |           |

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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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