





**Offers Over
£575,000**

Offered for sale for the first time in over 40 years this tastefully extended four bedroom detached family home presents a rare opportunity to acquire a much loved family home standing on a large plot in a peaceful cul-de-sac location whilst offering tremendous potential to extend further (STPP).

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double glazed window to side aspect. Stairs rising to first floor, radiator, door to lounge, door to cloakroom, storage cupboard, opening to utility room.

CLOAKROOM

Double glazed frosted window to side aspect. Low level w.c, wash hand basin.

LOUNGE

Double glazed window to front aspect. Double doors to dining room, radiator.

DINING ROOM

Double glazed sliding door to rear aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. Double glazed door to side aspect. Fitted with wall mounted units and floor standing units with work surface over, one and a half bowl and drainer with mixer tap over, built in oven and gas hob with extractor fan over, plumbing for dish washer, door to dining room.

UTILITY

Double glazed window to side aspect. Plumbing for washing machine, space for tumble dryer, stainless steel single drainer sink with mixer tap, wall mounted combi boiler, door to kitchen.

LANDING

Storage cupboard.

BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to side aspect. Tiled shower cubicle, low level w.c, wash hand basin, bidet.

BEDROOM TWO

Double glazed window to rear and side aspect. Radiator, door to en-suite.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

OUTSIDE

GARAGE/PARKING

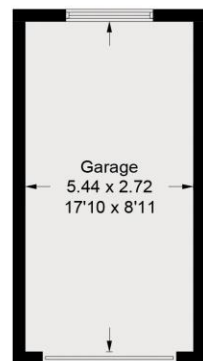
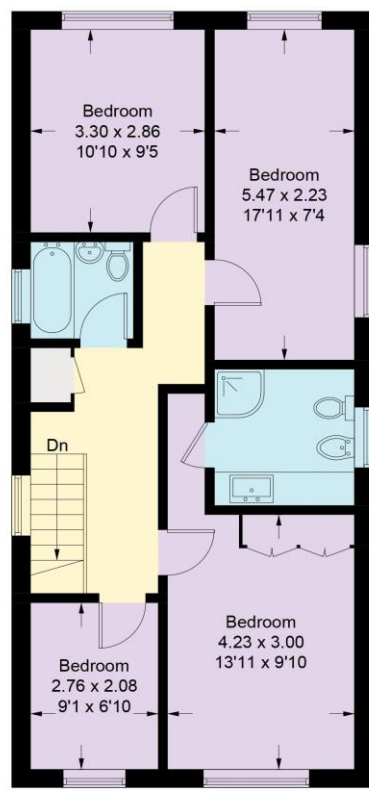
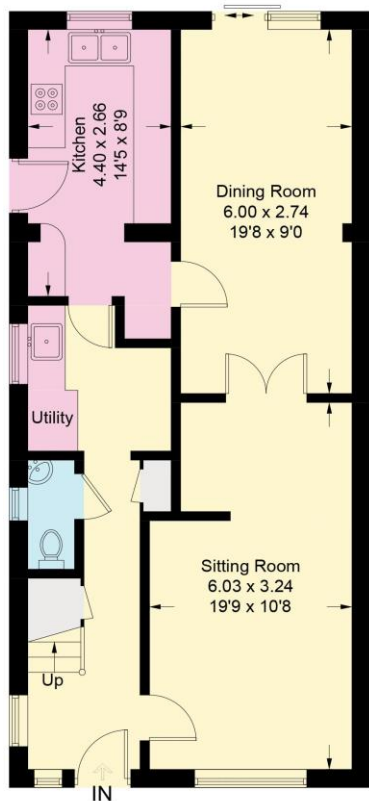
Power and lighting, up and over door, parking for multiple cars.

FRONT GARDEN

Mainly laid to lawn, shrub borders.

REAR GARDEN

Patio area, mainly laid to lawn, surrounded by shrub beds, allotment patch, mature shrubs, timber fence surround, outside tap, access to driveway parking.



(Not Shown In Actual Location / Orientation)



Chesterfield Crescent

Approximate Total Area
1370 sq ft / 127.3 sq m
Garage = 158 sq ft / 14.7 sq m
Total = 1528 sq ft / 142.0 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. (ID1321016)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 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.

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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk