





Guide Price
£465,000

Situated at the end of a cul-de-sac this tastefully extended three bedroom semi detached family home has been very well maintained throughout and offers generous accommodation including a re-fitted kitchen/dining room, utility room, downstairs shower room, enclosed gardens and off road parking for two cars.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Glazed door to Lounge. Tiled floor.

LOUNGE

Double glazed bay window to front, radiators, stairs to first floor, door to kitchen/dining room.

KITCHEN/DINING ROOM

Double glazed bifold door to rear aspect. Fitted with a range of floor and wall mounted units with quartz worktops, sink with mixer tap and drainer, gas hob with extractor fan over, space for fridge freezer, plumbing for dishwasher, tiled floor, part tiled walls, wall mounted gas fired boiler, door to utility.

UTILITY ROOM

A range of floor and wall mounted units with quartz worktops over, sink with mixer tap, integrated washing machine, door to hobby/store room. Door to shower room.

DOWNSTAIRS SHOWER ROOM

Two double glazed windows to rear. Low level W.C. Wash hand basin with mixer tap. Tiled shower cubicle. Heated towel rail.

HOBBY ROOM/STORE

Velux window to front aspect. Door to front, space for fridge.

LANDING

Airing cupboard, loft access.

BEDROOM ONE

Double glazed window to front aspect. Range of built in wardrobes and radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BATHROOM

Comprising of a panel jacuzzi bath, wash hand basin with storage cupboard below, low level WC, tiled walls, tiled floor, heated towel rail, double glazed window.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with composite decked and patio areas. Timber summer house with power, all enclosed by panel fencing. External power socket. Hot tub.

GARAGE/PARKING

Driveway for 2 cars.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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

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