





Guide Price
£545,000

Tucked away in a quiet cul-de-sac within easy reach of Tring High Street this tastefully extended three/four bedroom family home is welcomed to the market offering lounge, open plan kitchen/dining room with doors opening out onto a rear garden which has a large multi-purpose garden studio. Further benefits include downstairs shower room and driveway parking for two cars.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Storage cupboard with wall mounted gas boiler. Radiator, door to lounge, door to shower room, stairs rising to first floor.

CLOAKROOM

Low level w.c, wash hand basin, tiled shower cubicle.

LOUNGE

Double glazed window to front aspect. Radiator, door to kitchen and dining room.

KITCHEN/DINING ROOM

Double glazed double doors to rear aspect. Wall mounted and floor standing units with work surface over, one and half bowl stainless steel sink with mixer tap, space for range cooker with extractor fan over, integrated dishwasher, breakfast bar, space for a fridge freezer, plumbing for a washing machine, space for a tumble dryer, two radiators, door to family room/bedroom four.

LANDING

Airing cupboard with lagged water cylinder, access to loft space.

BEDROOM ONE

Double glazed window to rear aspect. Built in storage, radiator.

BEDROOM TWO

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

BEDROOM THREE

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

FAMILY ROOM/BEDROOM FOUR

Double glazed door to rear aspect. Radiator.

BATHROOM

Two double glazed frosted windows to rear aspect. Pedestal hand wash basin, low level w.c, panelled bath with shower attachment over, heated towel rail.

OUTSIDE

PARKING

Driveway parking for 2 cars. Outside light.

REAR GARDEN

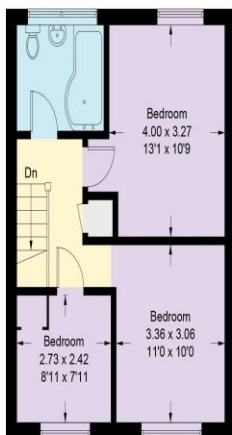
Large studio with power. Patio area, small shingled area, mainly laid to lawn, timber fence surround, shrub beds, outside tap, outside light, plastic storage shed.

LARGE GARDEN STUDIO

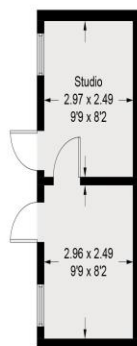
Large studio with power.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Total Area
1180 sq ft / 109.6 sq m
Outbuilding = 161 sq ft / 15.0 sq m
Total = 1341 sq ft / 124.6 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. (ID1335697)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 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