





Guide Price
£675,000

Situated on Park Road enjoying wonderful views over the adjacent countryside towards Tring Park this spacious three bedroom end of terrace Victorian home stands on a deceptively large plot and also offers a large brick built barn currently divided into garaging and a studio. The property does require modernisation throughout but equally offers tremendous potential to create a fabulous family home, further benefits include two separate reception rooms, basement, brick built storage sheds and no onward chain.

Property Description

ENTRANCE

Hardwood door to:

ENTRANCE HALL

Two radiators, stairs and elevator to first floor, access to basement.

LOUNGE

Sash window to front with wonderful views over the adjacent paddocks and Tring Park beyond. Feature fireplace, two radiators.

DINING ROOM

Bay window with sash windows to rear. Two radiators, feature fireplace.

BASEMENT

Divided into two areas, two radiators, window to front aspect.

KITCHEN

Fitted with a Butler sink, floor and wall mounted units, cooker point, window and door to side aspect, door to rear lobby.

REAR LOBBY

Stained glass sash window to side aspect. Airing cupboard housing hot water cylinder, door to bathroom.

BATHROOM

Comprising panelled bath, tiled shower cubicle, wash hand basin, low level w.c, radiator, window to side aspect.

LANDING

Sash window to rear aspect. Access to loft space.

BEDROOM ONE

Sash window to front aspect with wonderful views over the adjacent countryside and Chiltern Hills beyond. Built in wardrobe, feature fireplace.

BEDROOM TWO

A double aspect room with sash window to rear and stained glass window to side. Radiator, feature fireplace, built in wardrobes.

BEDROOM THREE

Sash window to front with wonderful views towards Tring Park.

W.C.

Low level w.c., wash hand basin, part tiled walls.

OUTSIDE

FRONT GARDEN

Pathway to front door.

REAR GARDEN

A lovely large garden which is laid to lawn with patio area and well stocked flower and shrub beds all enclosed by walling and fencing, timber summer house, two brick built storage sheds, gated side access and door to studio.

GARAGE/STUDIO

A large brick built barn with double wooden doors to the garage area and separate door to the studio. STUDIO - Window to side aspect. Two radiators, stainless steel sink with mixer tap, door to w.c.,

GROUND FLOOR
1100 sq.ft. (102.1 sq.m.) approx.



PARK ROAD, TRING HP23 6BN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1695 sq.ft. (157.4 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	37 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.

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