





**£480,000**

A tastefully extended three bedroom semi detached home which offers deceptively spacious accommodation to include a wonderful open plan kitchen/living room, separate lounge, study, utility room and downstairs cloakroom. The property is situated in a quiet close within the heart of the village offering easy access to all local amenities and also provides a detached home office, gym/storage room and driveway parking.

# Property Description

## **ENTRANCE**

Door to Entrance Hall.

## **ENTRANCE HALL**

Double Glazed window to side, Stairs rising to first floor with under stairs storage cupboard, Radiator.

## **CLOAKROOM**

Wash hand basin, low level w.c, radiator, double glazed frosted window to front.

## **LOUNGE**

Double glazed window to front aspect. Radiator.

## **STUDY**

Double glazed window to front aspect. Radiator.

## **KITCHEN/DINING ROOM**

A wonderful open plan room which is fitted with a range of floor and wall mounted units with work surfaces over, integrated oven and hob with extractor fan over, integrated fridge and freezer, single drainer one and half bowl sink unit with mixer tap over, integrated dish washer, concealed gas boiler, two radiators, two double glazed velux windows and double glazed bifold doors and window to rear.

## **UTILITY ROOM**

Plumbing fo washing machine, stainless steel drainer sink with mixer tap, range of floor and wall mounted units with work surfaces over.

## **LANDING**

Double glazed window to side aspect, access to part boarded loft space, airing cupboard housing hot water cylinder.

## **BEDROOM ONE**

Double glazed window to rear. Radiator, built in wardrobes.

## **BEDROOM TWO**

Double glazed window to front. Radiator.

## **BEDROOM THREE**

Double glazed window to front. Radiator.

## **BATHROOM**

Double glazed window to rear. Low level w.c, pedestal hand wash basin, panelled bath with shower attachment over, heated towel rail, extractor fan.

## **OUTSIDE**

### **FRONT GARDEN**

Laid for low maintenance as a shingled garden with block paved driveway providing parking.

### **REAR GARDEN**

A southerly facing garden which again is laid for low maintenance with a timber decked area, outside light, outside tap.

### **GARDEN STUDIO/HOME OFFICE**

A detached timber studio with double glazed frosted doors and windows, power and lighting.

### **GYM/STORAGE**

Double glazed frosted window to front, power and lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 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

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