Michael ANTHONY

Dunston Hill, Tring

£525,000 Freehold



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£525,000

Situated just a short walk from the town centre and all local amenities this well presented three bedroom semi detached home is welcomed to the market offering tremendous potential to modernise and extend (subject to usual planning permissions) and benefits include a lounge, kitchen/breakfast room, garage and driveway parking for several cars. NO ONWARD CHAIN

Property Description

ENTRANCE
Double glazed door to:

ENTRANCE PORCH
Double glazed windows, glazed door with matching side panel to:

LOUNGE
Double glazed window to front aspect. Feature fireplace, radiator, understairs storage cupboard, glazed door to:

INNER HALL
Stairs to first floor, radiator, double glazed door to side, doors to kitchen and shower room.

KITCHEN/DINING ROOM
Double glazed window to rear aspect. Fitted with a range of both floor and wall mounted units with work surface over, single drainer double bowl sink with mixer tap, built in oven and hob with extractor fan over, plumbing for automatic washing machine, radiator.

SHOWER ROOM
Double glazed window. Large walk in shower, pedestal wash hand basin, low level w.c., tiled walls, tiled floor, radiator.

LANDING
Double glazed window to front aspect. Access to loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE
Double glazed window to front aspect. Built in wardrobes, radiator.

BEDROOM TWO
Double glazed window to rear aspect. Built in wardrobes, radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

OUTSIDE

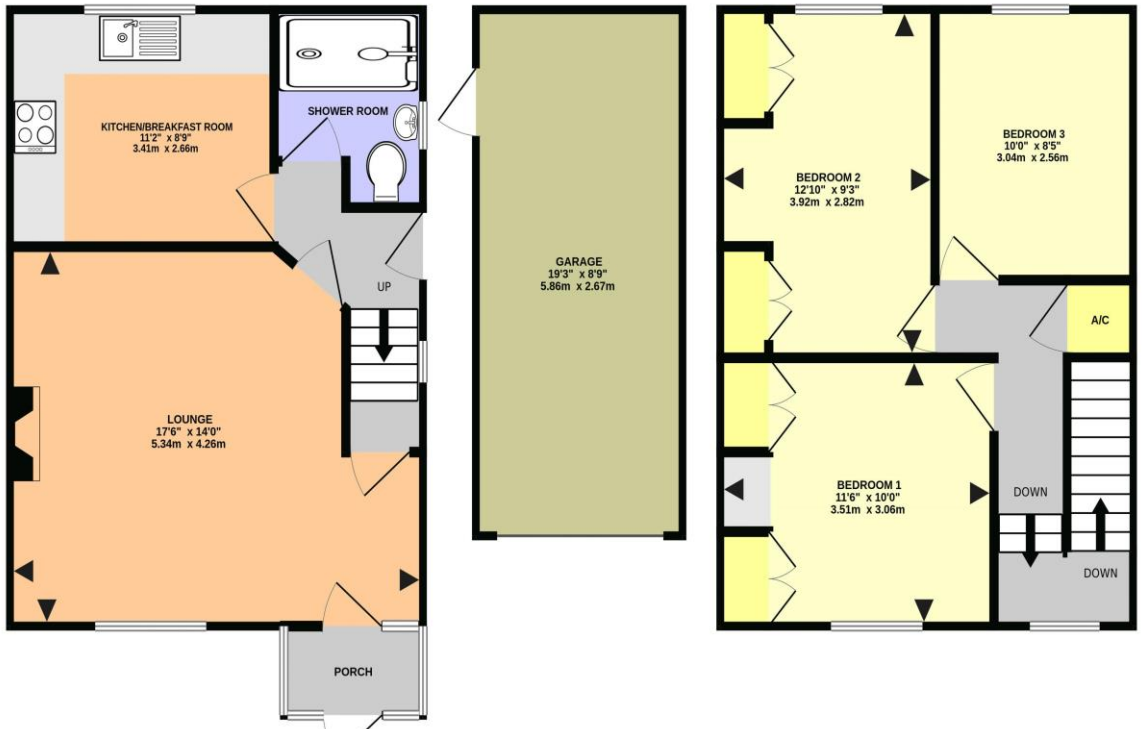
GARAGE
Up and over door, power and light, door to garden.

FRONT GARDEN
Mainly laid to lawn with driveway leading to garage.

REAR GARDEN
A good sized south facing garden, large paved area leading to a lawn area, all enclosed by walling and fencing, timber storage shed, personal door to garage, outside lighting and cold water tap, side access.

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

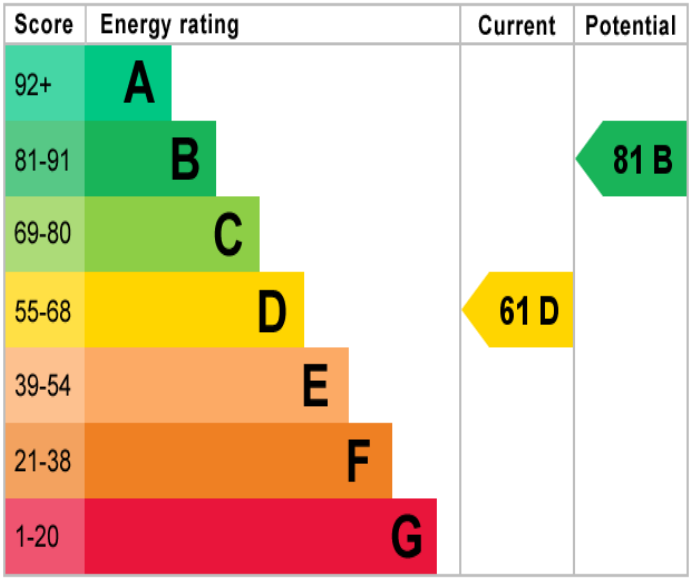
1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



DUNSTON HILL, TRING HP23 4AT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

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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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