





**Offers in Excess of
£900,000**

Situated in a no through road in the heart of this sought after Hertfordshire village this brand new detached family home offers incredibly flexible accommodation including to the first floor three double bedrooms all with en suites, a wonderful open plan kitchen/living room, separate sitting room, study/bedroom four, enclosed gardens, air source heating system and driveway parking.

Property Description

ENTRANCE

Door with double glazed side panels to:

ENTRANCE HALL

Stairs rising to first floor, tiled floor with under floor heating.

LOUNGE

Double glazed window to front aspect. Underfloor heating.

STUDY/BEDROOM FOUR

Double glazed window to front aspect. Under floor heating.

KITCHEN/LIVING ROOM

A wonderful open plan room with double glazed bi-folding doors to the rear garden and double glazed windows to both sides and rear aspect. Fitted with a range of wall mounted and base units with work surface over, double bowl sink unit with mixer tap, built-in double oven and hob, integrated fridge, freezer, and dishwasher, tiled floor with underfloor heating, under stairs storage cupboard, double glazed door to side.

UTILITY

Double glazed window to side aspect. Stainless steel sink unit with mixer tap and cupboard below, plumbing for washing machine, tiled floor with underfloor heating, heated towel rail, airing cupboard housing hot water cylinder, further built-in cupboard, door to cloakroom.

CLOAKROOM

Double glazed window. Low level WC, wash hand basin with storage below, tiled floor with underfloor heating.

LANDING

Double glazed Velux window. Built-in cupboard.

BEDROOM ONE

A triple aspect room with double glazed window to front aspect and double glazed Velux windows to both sides. Radiator.

EN-SUITE

Double glazed Velux window. Walk-in tiled shower, wash hand basin with storage below, low level WC, tiled floor, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect, double glazed Velux window to side aspect. Radiator.

EN-SUITE

Two double glazed Velux windows. Comprising free-standing bath with mixer tap and shower attachment, large walk-in shower, wash hand basin with storage below, low level WC, tiled floor, heated towel rail.

BEDROOM THREE

Two double glazed Velux windows to side aspect. Radiator.

EN-SUITE

Double glazed Velux window. Large walk-in shower, wash hand basin with storage below, low level WC, tiled floor, heated towel rail.

OUTSIDE

PARKING

Shingled driveway providing parking.

FRONT GARDEN

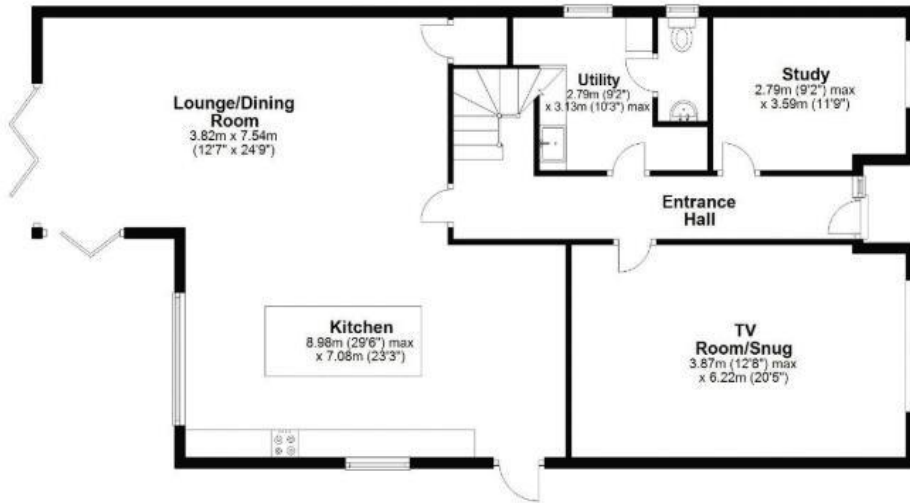
Lawn area with steps to front door.

REAR GARDEN

A raised decked patio area enclosed by railing with steps to the lawn, all enclosed by panel fencing. Gated access to both sides, outside light, power and cold water tap.

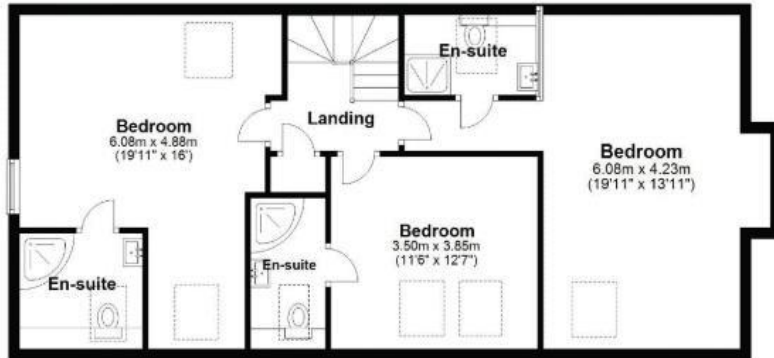
Ground Floor

Approx. 122.2 sq. metres (1315.5 sq. feet)



First Floor

Approx. 82.4 sq. metres (887.5 sq. feet)



Total area: approx. 204.7 sq. metres (2202.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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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