





Guide Price
£160,000

Set back of the main drive of beech park in a quite location with woodland views, this two bedroom park home for over 55's is welcomed to the market offering lounge, dining room and kitchen with main bathroom. The property benefits from a wrap around garden, one allocated parking space and has no onward chain. Please note no dogs are allowed on site, cats can be considered via application to the site owner.

Property Description

ENTRANCE

Door to:

LOUNGE

Two double glazed windows to front aspect, double glazed window to side. Two radiators.

DINING ROOM

Double glazed sliding door to side. Radiator, opening to lounge.

KITCHEN

Double glazed window to side, double glazed French door to side. Wall mounted and floor standing units with work surface over, stainless steel sink with mixer tap, built in oven and gas hob, plumbing for dishwasher, space for under counter fridge, plumbing for washing machine, cupboard housing gas combi boiler, door to dining room.

BEDROOM ONE

Double glazed windows to side and rear aspects. Built in wardrobes, radiator.

DRESSING ROOM

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

BEDROOM TWO

Double glazed window to side aspect. Built in wardrobes, radiator, opening to dining room.

BATHROOM

Frosted double glazed window to side aspect. Low level w.c., panelled bath with shower over, pedestal wash hand basin.

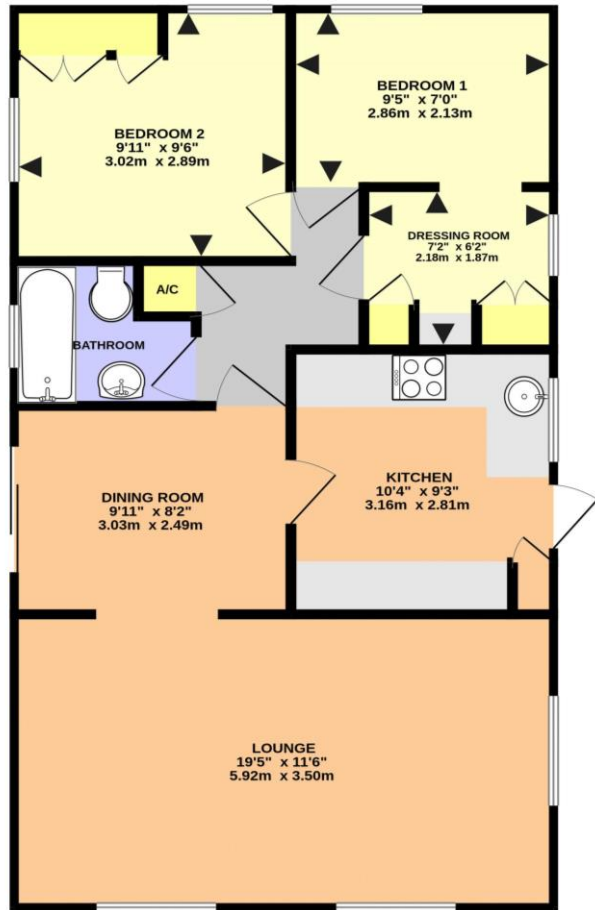
OUTSIDE

FRONT GARDEN

Mainly laid to lawn, side access, shingle area.

REAR GARDEN

Artificial grass and patio area, timber shed, timber fencing panels and shrub borders.



BEECH PARK, WIGGINTON HP23 6JF (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 684 sq.ft. (63.5 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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