





£425,000

Situated just a short walk away from the High Street this spacious three bedroom terraced home has been tastefully extended to now provide a good sized lounge/dining room, kitchen and a downstairs cloakroom. The property stands on a south facing plot and further benefits include a garage and driveway parking, gas central heating and no onward chain.

Property Description

ENTRANCE

Double glazed door to.

ENTRANCE PORCH

Storage cupboard with wall mounted gas boiler.

ENTRANCE HALL

Stairs rising to first floor. Radiator, door to cloakroom, door to lounge, storage cupboard.

CLOAKROOM

Wash hand basin, low level w.c.

LOUNGE

Lift access, opening to dining room, radiator.

DINING ROOM

Double glazed sliding door to rear aspect. Radiator, opening to kitchen.

KITCHEN

Double glazed window to rear aspect. Wall mounted and floor standing units with work surface over, single drainer one and half bowl stainless steel unit with mixer tap, built in oven and hob with extractor fan, washing machine, tumble dryer, under counter fridge and dishwasher, heated towel rail.

LANDING

Heated towel rail, sliding door to wetroom, bedroom one. Doors to bedroom two and three, access to boarded loft space with lighting via extending ladder, airing cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Built in wardrobes, radiator, lift access.

BEDROOM TWO

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

BEDROOM THREE

Double glazed window to front aspect. Storage cupboard, radiator.

WETROOM

Two double glazed frosted windows to rear aspect. Panelled bath with mixer tap, low level w.c, wash hand basin, shower area, heated towel rail.

OUTSIDE

GARAGE

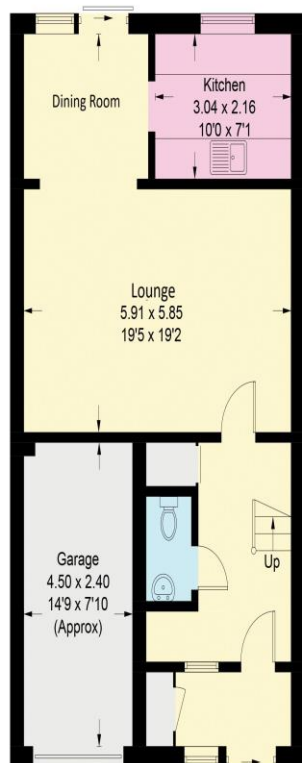
Electric up and over door, Power and lighting, cold water tap.

FRONT GARDEN

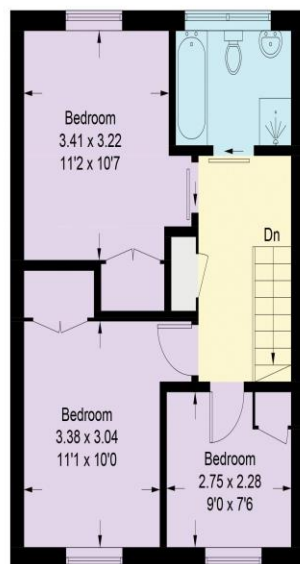
Laid for low maintenance as a shingled garden with driveway parking leading to the garage.

REAR GARDEN

A lovely south facing garden which is laid for low maintenance as a paved garden with flower and shrub beds and all enclosed by fencing, gated rear access, outside lighting and cold water tap, two storage sheds, electric powered awning.



Ground Floor



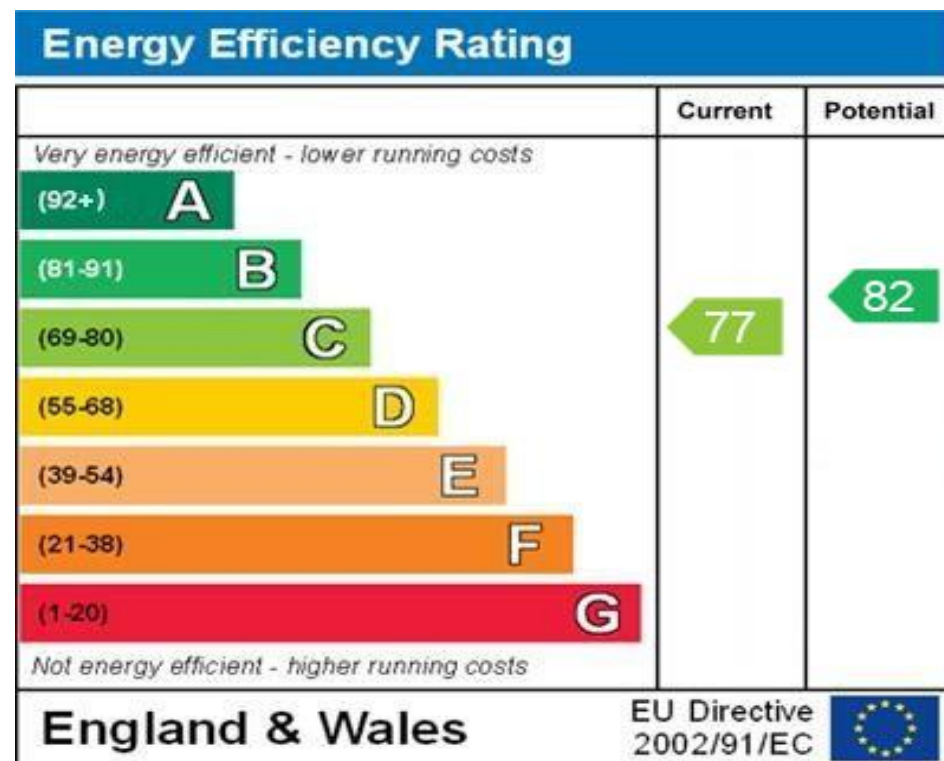
First Floor



St. Peters Hill

Approximate Total Area
1159 sq ft / 107.7 sq m
(Including Garage)

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1311774)



WWW.EPC4U.COM

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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk