





**Offers Over  
£750,000**

Situated in one of Tring's most sought after locations offering easy access to the Town Centre and schools this three bedroom detached home is offered to the market standing on a generous enclosed plot offering tremendous potential to extend (subject to all usual planning permissions) to create a fabulous family home. The property currently benefits from two reception rooms, conservatory, kitchen, shower room, garage and driveway parking.

# Property Description

## **ENTRANCE**

Double glazed door to Entrance Porch.

## **ENTRANCE PORCH**

Glazed door to Entrance Hall.

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, glazed doors to lounge and kitchen, cupboard under stairs.

## **LOUNGE**

Double glazed window to front aspect, electric fire.

## **KITCHEN**

Double glazed window to rear aspect and double glazed door to side. Fitted with a range of floor and wall-mounted units with work surface over, one and half stainless steel sink unit with mixer tap, cooker point with extractor fan over, space for a washing machine and dishwasher, part tiled walls, door to dining room.

## **DINING ROOM**

Double glazed sliding patio doors to conservatory. Radiator, glazed door to kitchen.

## **CONSERVATORY**

A double glazed conservatory with double glazed double doors to garden.

## **LANDING**

Double glazed frosted window to side aspect. Access to loft space, radiator.

## **BEDROOM ONE**

A double aspect room with double glazed windows to front. Built-in wardrobes, radiator.

## **BEDROOM TWO**

A double aspect room with double glazed windows to side and rear aspects, radiator.

## **BEDROOM THREE**

Double aspect room with double glazed windows to front and side aspects, radiator.

## **SHOWER ROOM**

Two double glazed frosted windows. Large walk-in shower, pedestal wash hand basin, low level WC, tiled floor, part tiled walls, radiator, heated towel rail.

## **OUTSIDE**

### **GARAGE**

Garage with up and over door, power and lighting.

### **FRONT GARDEN**

Mainly laid to lawn with driveway providing hardstanding leading to the garage.

### **REAR GARDEN**

Mainly laid to lawn with paved patio area, flower and shrub beds, all enclosed by panel fencing, gated side access.



# Christchurch Road

1/20/24, 11:08 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

English | [Cymraeg](#)

## Energy performance certificate (EPC)

28 Christchurch Road 1199 HP23 4EE	Energy rating <b>D</b>	Valid until 14 September 2033
		Certificate number 2917-1121-0080-0595-7296

Property type: Detached house  
Total floor area: 100 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-what-to-include-when-letting-property-minimum-energy-efficiency-standards-landlords-exemptions>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

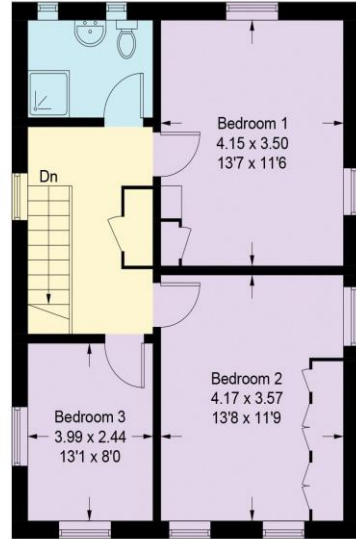
### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2917-1121-0080-0595-7296>

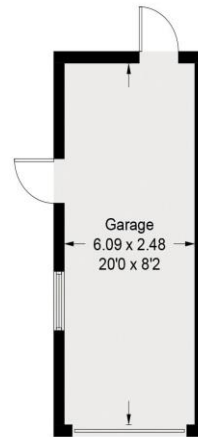
1/6



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Total Area  
1249 sq ft / 116.0 sq m  
Garage = 164 sq ft / 15.2 sq m  
Total = 1413 sq ft / 131.2 sq m

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. (ID1042689)

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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