





**Offers in Excess of
£850,000**

Situated within easy walking distance to Tring school and the High Street this three bedroom detached chalet bungalow stands on a large plot offering tremendous potential to extend and create a wonderful family home. Benefits include driveway parking for several cars, generous rear garden and no upper chain.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, two storage cupboards.

FAMILY ROOM

Double glazed window to front, feature fire place, radiator.

KITCHEN

Double glazed windows and double glazed doors to rear, wall mounted and floor standing units with work surface areas. Space for range cooker and extractor fan over, space for fridge freezer, two bowl butler sink with mixer tap, wall mounted boiler, plumbing for dishwasher, utility and island.

UTILITY

Plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler, double glazed door to rear, double glazed window to side.

LOUNGE / DINING

L shaped room, double glazed window to front, side and rear, feature fire place, three radiators, double glazed double doors to conservatory.

CONSERVATORY

French doors leading out to rear garden, radiator.

BEDROOM ONE

Double glazed window to side, built in wardrobe, radiator and eaves storage.

WC (UPSTAIRS)

Low level w.c, wash hand basin, double glazed frosted window to rear, heated towel rail.

BEDROOM TWO

Double glazed window to rear and side, radiator and storage cupboard.

BEDROOM THREE (GROUND FLOOR)

Double glazed window to front, range of built in wardrobes, door to en-suite, radiator, ensuite, tiled shower cubicle, wash hand basin

BATHROOM

Panelled bath with shower attachment over, low level w.c, pedestal hand wash basin, double glazed window to rear and heated towel rail.

OUTSIDE

GARAGE/ PARKING

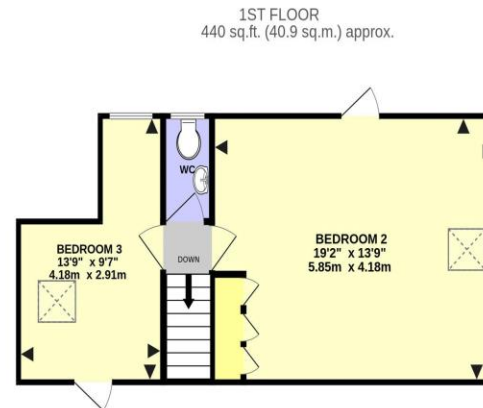
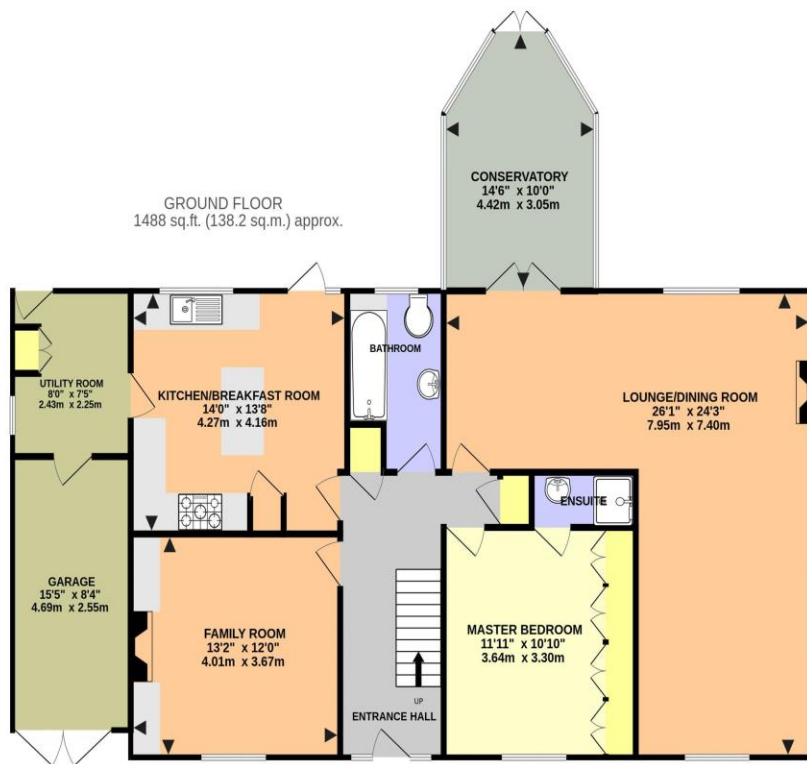
Single garage with up and over door, driveway parking for several cars.


FRONT GARDEN

Flower and shrub bushes surrounding parking and lean-to.

REAR GARDEN

Mainly laid to lawn with flower and shrub beds, patio area, side access, garden shed, outside light and tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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MORTIMER HILL, TRING HP23 5JA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1928 sq.ft. (179.1 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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