





**Offers in Excess of
£650,000**

Located on the popular Grove side of Tring, close to schools and local amenities this three-bedroom detached bungalow has the potential to be transformed into a wonderful home. Comprising of lounge, kitchen and bathroom the property also boasts of large driveway, garage to the rear of the property with access to the side and a good size garden. The property is marketed with no onward chain.

Property Description

ENTRANCE PORCH

Double glazed window and door to front. Door to:

ENTRANCE HALL

Two storage cupboards, radiator, door to lounge.

LOUNGE

Double glazed window to side aspect, double glazed frosted door to rear. Feature fireplace, three radiators.

KITCHEN/DINING ROOM

Double glazed window and double glazed door to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, space for oven and hob with extractor fan over, space for washing machine, space for fridge freezer, cupboard housing gas boiler, radiator, part tiled walls.

INNER HALL

Loft access, radiator.

BEDROOM ONE

Double glazed bay window to front aspect. Radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE/STUDY

Double glazed window to front aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Panelled bath with mixer tap, low level WC, pedestal wash hand basin, shower cubicle, radiator, part tiled walls.

OUTSIDE

GARAGE/PARKING

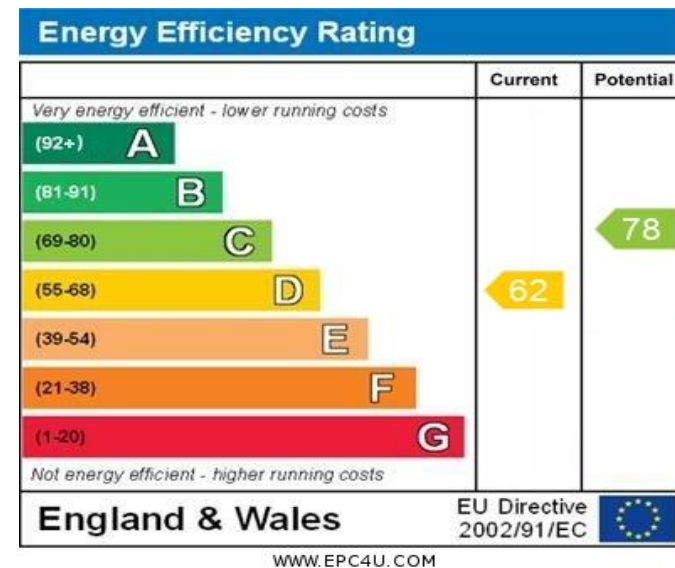
Driveway parking. Single garage with power and lighting.

FRONT GARDEN

Lawn area with flower and shrub borders.

REAR GARDEN

Patio area, lawn area with flower and shrub beds, shingled areas, outside tap, greenhouse.



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