





**Offers in Excess of
£375,000**

Located a short walk away from Aston Clinton park, The Bell pub and corner shop this well presented three bedroom mid terraced extended home is welcomed to the market offering lounge, kitchen/dining room with doors opening out onto the rear garden which also has a large shed and a upstairs bathroom.

Property Description

ENTRANCE

Door to

LOUNGE

Two double glazed windows to front aspect. Two radiators, two storage cupboards one housing wall mounted combination boiler, stairs to first floor, wooden flooring, door to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear and double glazed French doors to rear, two velux windows. Range of wall mounted and floor standing units with square edge work surface over, stainless steel sink with mixer tap, integrated oven and induction hob with extractor fan over, space for fridge/freezer, space for washing machine and tumble dryer, wooden flooring radiator.

LANDING

Velux window to side aspect. Doors to all rooms.

BEDROOM ONE

Double glazed window to rear and two double glazed velux windows. Radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE/STUDY

Double glazed window to front aspect. Radiator.

BATHROOM

Velux windows to side. Panelled bath with shower over, vanity wash hand basin with mixer tap and splash back, low level w.c. built in storage, heated towel rail, tiled floor and part tiled walls, extractor fan.

OUTSIDE

REAR GARDEN

Mainly laid to lawn with patio area, flower and shrub beds, shed, side access, outside light enclosed by fencing panels.



London Road

Approximate Total Area
784 sq ft / 72.8 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. (ID1332528)



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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