





Guide Price
£1,300,000

Situated in arguably one of Tring's most sought after locations this deceptively spacious four bedroom detached family home has been tastefully extended to now provide light and airy living space to include a wonderful open plan kitchen/dining room, separate lounge, dining room/snug, study, four double bedrooms, two en suites and a family bathroom. The property has been beautifully maintained throughout and stands on a large private garden and further benefits include underfloor heating to the ground floor, garage and workshop and driveway parking for several cars.

Property Description

ENTRANCE

Double glazed door with leaded light side panels to Entrance Porch.

ENTRANCE PORCH

A large porch with double glazed door and matching side panels to Entrance Hall.

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard, doors to Cloakroom, Kitchen/Diner, Lounge and Dining Room/Snug.

CLOAKROOM

Low level w.c., vanity wash hand basin, splash back, automatic light.

LOUNGE

Double glazed double doors and window to rear aspect, feature fireplace with gas fire and marble surround, built in television, storage and shelving, sliding double doors to Dining Room/Snug.

DINING ROOM/SNUG

Sliding door to study and sliding double doors to lounge.

STUDY

Double glazed window and two double glazed Velux windows to front. Cat 5 cabling, range of built in storage units.

KITCHEN/DINING ROOM

Fitted with a range of both wall mounted and floor standing units with granite work surfaces over, island with space for Range cooker with extractor fan over, storage cupboards and stainless steel sink with mixer tap, further one and a half bowl stainless steel sink unit with mixer tap, space for American style fridge/freezer, integrated microwave, plumbing for dishwasher and space for wine fridge, Twin double glazed double doors to garden, two double glazed Velux windows to side aspect, door to Utility Room.

UTILITY ROOM

Two velux windows to side aspect. Range of wall mounted and floor standing units with wooden work surface, butler sink with mixer tap, plumbing for washing machine, space for tumble dryer and freezer, door to garage.

LANDING

Access to boarded loft space via extending ladder, doors to bedrooms, sliding door to bathroom

BEDROOM ONE

Two double glazed windows to front aspect. Range of built in wardrobes, radiator, opening to dressing room.

DRESSING ROOM

Range of built in storage, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Low level w.c., vanity wash hand basin, walk in shower.

BEDROOM TWO

Two double glazed windows to rear aspect. Two radiators, door to en-suite.

EN-SUITE

Frosted double glazed window to side aspect. Tiled shower cubicle, low level w.c., vanity wash hand basin, extractor fan.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

BATHROOM

Jacuzzi bath with shower over, low level wc., vanity wash hand basin, light tunnel, television and speaker system.

OUTSIDE

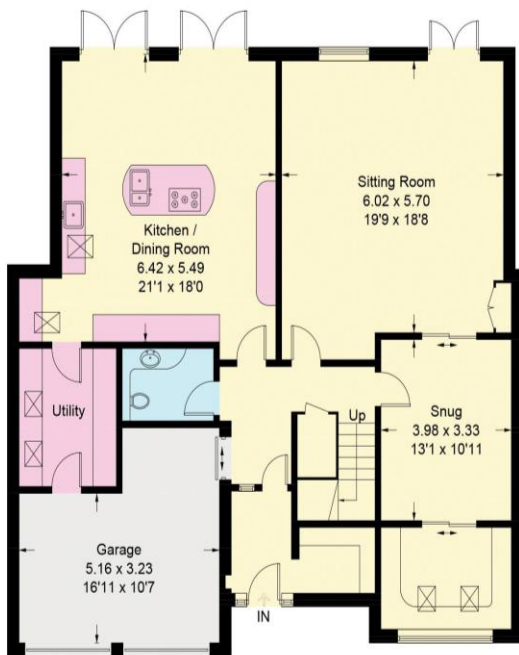
GARAGE/WORKSHOP

Twin up and over doors, power and light, personal door to house.

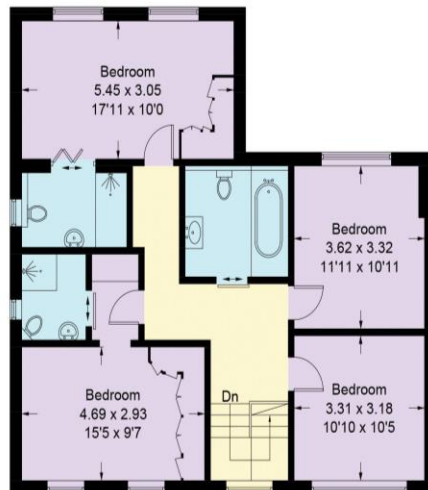
FRONT GARDEN

Lawn area with flower and shrub beds, large block paved driveway providing hardstanding leading to the garaging.

Whytingham Road



Ground Floor



First Floor

Approximate Total Area
2594 sq ft / 241.0 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	52 E
21-38	F		
1-20	G		

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. (ID1310994)

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.

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