





£600,000

Situated in the heart of the conservation area offering easy access to the town centre and Tring Park this deceptively spacious two bedroom detached bungalow which stands on a good sized south facing plot offers tremendous potential to extend (subject to all planning permissions). Benefits include an open plan kitchen/dining room, separate lounge, main bedroom with en suite shower room, driveway parking, garage and utility room and the added benefit of no onward chain.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Four double glazed frosted windows to front aspect. Woodblock flooring, radiator, door to lounge, storage cupboard, further cupboard housing gas fired combination boiler, access to loft space.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC.

LOUNGE

Double glazed sliding patio doors to rear. Woodblock flooring, feature fireplace, radiator.

KITCHEN/DINING ROOM

Double glazed windows to side and rear aspects, double glazed frosted door to side. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink with mixer tap, built-in oven and gas hob with extractor fan over, space for fridge freezer, radiator, double doors to lounge.

BEDROOM ONE

Double glazed windows to rear and side aspects. Radiator, door to en-suite.

EN-SUITE

Double glazed frosted window to side aspect. Low level WC, wash hand basin, tiled shower cubicle, heated towel rail.

BEDROOM TWO

Double glazed window to side aspect. Built-in wardrobe, radiator.

BATHROOM

Double glazed frosted window to front aspect. Panelled bath with mixer tap, wash hand basin, radiator.

OUTSIDE

GARAGE/UTILITY ROOM

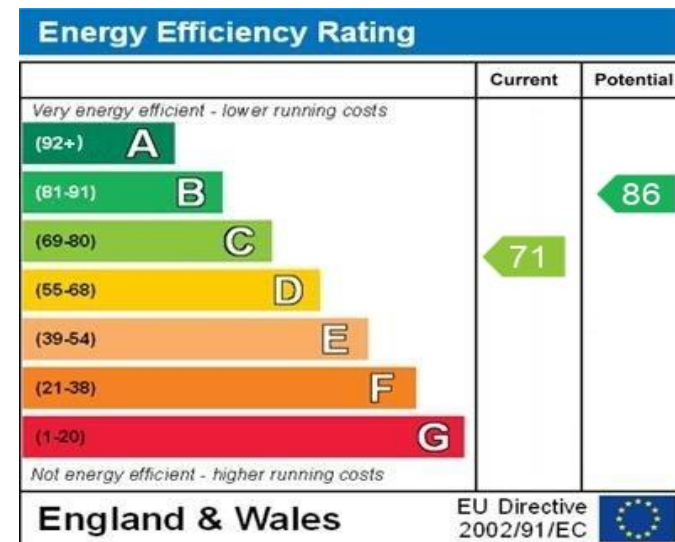
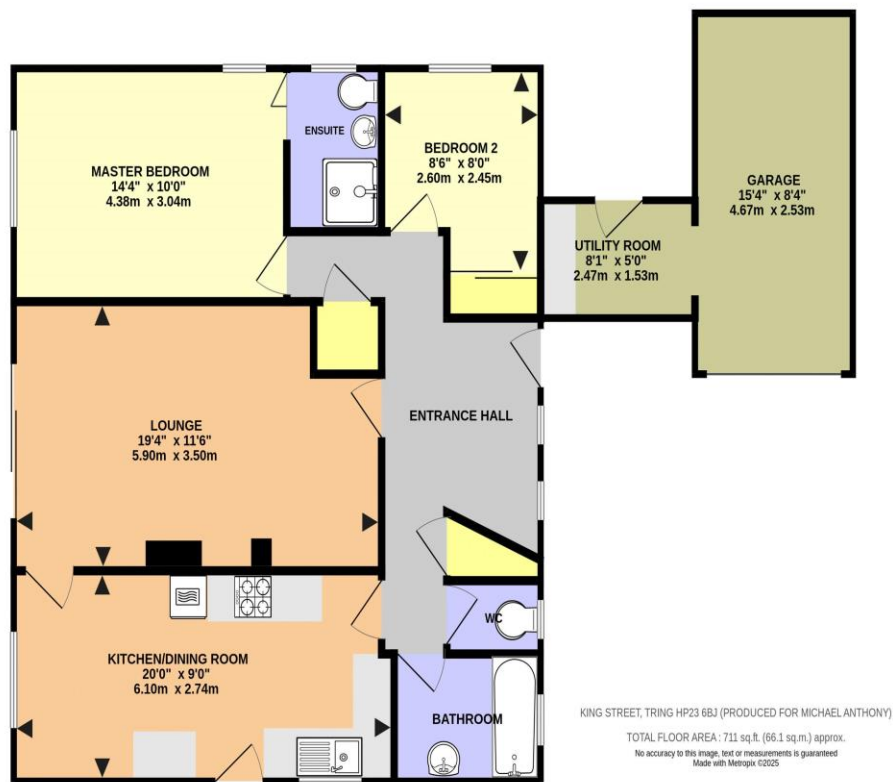
Electric roller door, power and lighting, opening to a utility room with plumbing for automatic washing machine and door to garden.

FRONT GARDEN

Laid for hardstanding providing parking and access to garage.

REAR GARDEN

A wonderful south facing walled garden which is predominantly laid to paving with lawn areas and flower and shrub beds, outside light and cold water tap, gated side access, various fruit trees.



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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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