Michael ANTHONY

Morefields, Tring

£550,000 Freehold



01442 891177 | tring@maea.co.uk









£550,000

Situated at the end of a quiet cul de sac this deceptively spacious four double bedroom family home has been tastefully extended to now offer a re fitted kitchen/breakfast room, sitting room and conservatory, main bedroom with en suite shower room and a large garage/workshop. The property also benefits from gas central heating, a low maintenance southerly facing garden and driveway parking for two cars.

Property Description

ENTRANCE
Double glazed door with matching side panel to:

ENTRANCE HALL
Double glazed window to side aspect and double glazed Velux window, double glazed door to lounge.

LOUNGE
Double glazed window to front aspect. Radiator, door to inner hall.

INNER HALL
Stairs rising to first floor, opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
Refitted with a range of floor and wall units with work surfaces over, single drainer one and half bowl sink unit with mixer tap, built in oven and hob with extractor fan over, integrated microwave, fridge and freezer, plumbing for washing machine and dishwasher, radiator, built in cupboard housing gas combination boiler, part tiled walls. Double glazed windows to rear aspect and double glazed double doors to conservatory.

CONSERVATORY
Double glazed conservatory on a brick base with double doors to garden, electric radiator, the conservatory has now had a replacement roof making it an extremely useful room that can be used all year round.

LANDING
Stairs to second floor.

BEDROOM TWO
Double glazed window to front aspect. Radiator.

BEDROOM THREE
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR
Double glazed window to front aspect. Radiator.

SHOWER ROOM
Large tiled shower cubicle, wash hand basin with storage below, low level w.c, part tiled walls, heated towel rail, double glazed window.

SECOND FLOOR

BEDROOM ONE
A double aspect room with double glazed window to rear and double glazed Velux windows to front, large walk in wardrobe and eaves storage cupboards, radiator.

EN-SUITE
Tiled shower cubicle, wash hand basin with storage below, low level w.c, heated towel rail, double glazed window.

OUTSIDE

GARAGE/WORKSHOP
An extended garage with up and over door. Power and lighting.

FRONT GARDEN
Laid for hardstanding leading to the garage.

REAR GARDEN
A southernly facing private garden which is laid for low maintenance as a paved garden with raised flower and shrub beds, all enclosed by fencing and with gated side access.



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