





£475,000

Situated in a cul de sac location this three bedroom semi detached home has been well maintained throughout and is offered for sale with no onward chain. The property benefits from two reception rooms, conservatory, downstairs cloakroom, enclosed gardens, garage and driveway parking.

Property Description

ENTRANCE

Double glazed leaded light door to entrance hall.

ENTRANCE HALL

Radiator.

CLOAKROOM

Double glazed window. Low level w.c, wash hand basin, radiator.

LOUNGE

Double glazed window to side. Two radiators, stairs rising to first floor, door to dining room.

DINING ROOM

Double glazed door and window to rear. Radiator, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall and floor mounted units with work surface over, stainless steel single drainer sink unit with mixer tap over, built in oven and hob with extractor fan over, plumbing for an automatic washing machine, wall mounted gas boiler, part tiled walls, radiator, tiled floor.

CONSERVATORY

Double glazed conservatory on a brick base. Tiled floors, double glazed doors to garden.

LANDING

Access to loft area. Airing cupboard housing hot water cylinder.

BEDROOM ONE

Double glazed window to rear. Built in wardrobes, radiator.

BEDROOM TWO

Double glazed window to side aspect. Built in wardrobes, radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BATHROOM

Double glazed window. White suite comprising panelled bath with electric shower over. Pedestal hand wash basin, part tiled walls, radiator.

OUTSIDE

GARAGE/PARKING

Up and over garage door, power and light, personal door to garden.

FRONT GARDEN

Small lawn area with pathway to door and driveway providing hardstanding leading to the garage, outside light.

REAR GARDEN

Mainly laid to lawn with patio area all enclosed by panelled fencing, personal door to garage, outside light.



CHAPEL MEADOW, TRING HP23 5HB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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