





**Offers in Excess of  
£280,000**

Situated in a quiet cul-de-sac this well presented ground floor two bedroom maisonette, with private garden, is welcomed to the market offering a spacious lounge/dining room, kitchen and bathroom. With communal parking and easy access to the local amenities of Tring high street.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, doors to all rooms.

## **LOUNGE**

Double glazed double doors to garden. Radiator.

## **KITCHEN**

Double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with quartz work surface over, one and a half bowl stainless steel sink with mixer tap and garbage disposal, built- in double oven with warming drawer, integrated dishwasher, plumbing for washing machine, space for fridge freezer, concealed wall-mounted gas boiler, plinth heater.

## **BEDROOM ONE**

Double glazed window to side aspect. Radiator, built-in wardrobes.

## **BEDROOM TWO**

Double glazed window to side aspect. Radiator, built-in wardrobes.

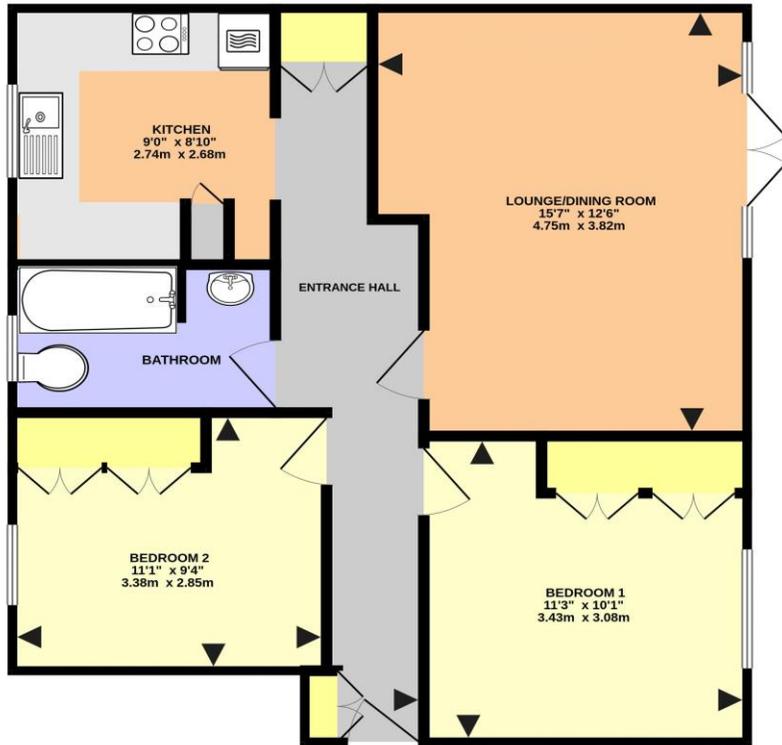
## **BATHROOM**

Double glazed frosted window to front aspect. Refitted panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

## **OUTSIDE**

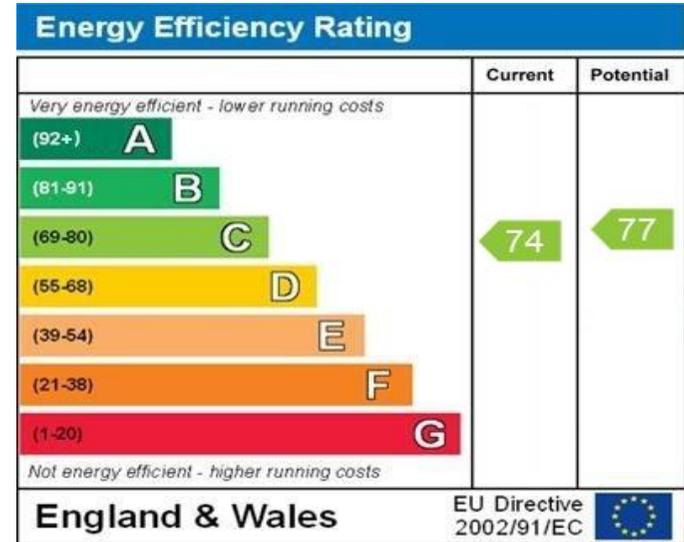
## **REAR GARDEN**

Mainly laid to lawn with decked area, gated side access, flower and shrub beds, enclosed by panel fencing.



SUTTON CLOSE, TRING HP23 5HD (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.  
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