

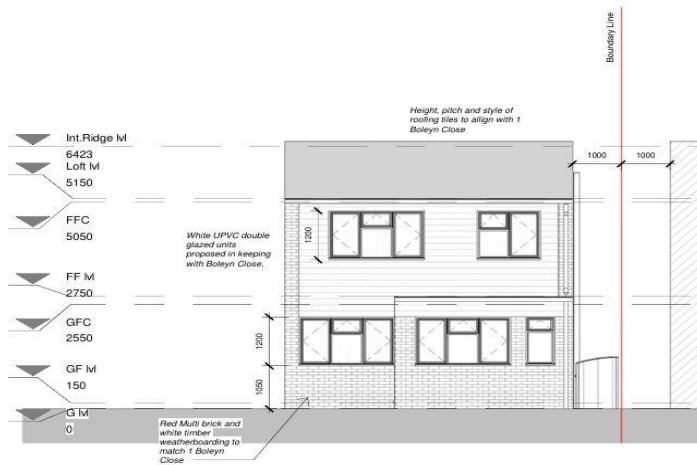


Front elevation

1 : 100

Left elevation

1 : 100



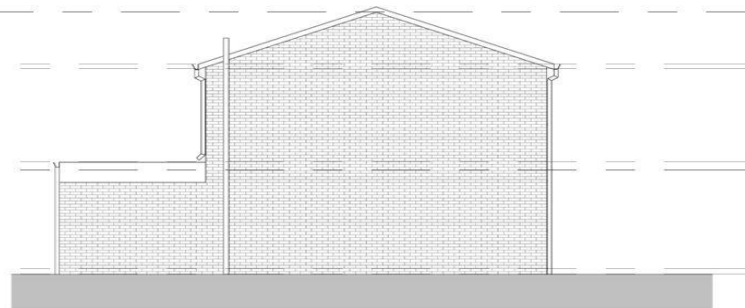
Rear elevation

1 : 100



Right elevation

1 : 100



Offers in Excess of
£575,000

We are delighted to offer for sale this detached house with full planning permission to build a two bedroom detached house alongside ! Located in this highly sought after location. The main house boasts two main reception rooms and a garage that has been converted into further rooms and kitchen, whilst to the first floor can be found three double bedrooms and a refitted bathroom. Full details of the proposed new build detached house can be found at the Dacorum Borough Council website planning ref 25/01883/FUL.

Property Description

Entrance Hall

Front door to entrance hall

Cloakroom

Low level WC wash hand basin.

Lounge

Double glazed window to the front, stairs to the first floor.

Dining room

Double glazed doors to the rear garden.

Kitchen

Fitted with a range of base and eye level storage units, double glazed window and door to the rear garden. Wall mounted gas boiler, single drainer sink unit.

Bedroom Four & Five

The garage has been converted to provide additional rooms, split in two and both with double glazed windows to the side.

Landing

Stairs rise and turn to the first floor, access to the loft.

Bedroom One

Double glazed window to the front.

Bedroom Two

Double glazed window to the rear.

Bedroom Three

Double glazed window to the front.

Bathroom

A refitted suite comprising a wash hand basin, bath and shower, double glazed window to the rear.

Separate WC

A refitted suite comprising a low level WC, wash hand basin double glazed window to the rear.

Outside

Garage & Drveway

The garage has been converted to provide additional living accommodation.

Rear Garden

With extensive covered patio, laid mainly to lawn, large storage shed, gated side access.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2025)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	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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