





**£270,000**

Ideally located offering easy access to all amenities this spacious two bedroom first floor maisonette is situated within the sought after Furlongs retirement development. The property has been very well maintained throughout and is offered for sale with no onward chain.

# Property Description

## **ENTRANCE**

Half glazed door to Entrance hall.

## **ENTRANCE HALL**

Stairs rising to first floor landing, stair lift.

## **LANDING**

Double glazed frosted window to front aspect. Access to loft space, radiator, airing cupboard and storage cupboard.

## **LOUNGE/DINING ROOM**

Double glazed window to rear aspect. Radiator, sliding door to kitchen.

## **KITCHEN**

Fitted with a range of floor and wall mounted units with work surfaces over, built in oven and hob, integrated dishwasher, cupboard housing boiler, space for fridge freezer, radiator. Double glazed window to rear aspect.

## **BEDROOM ONE**

Double glazed window to front aspect, wardrobes, radiator,

## **BEDROOM TWO**

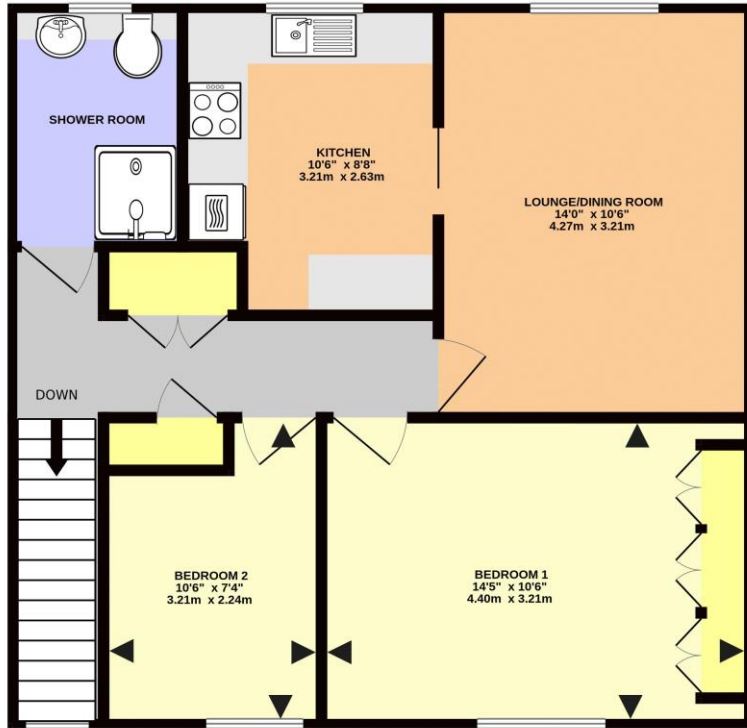
Double glazed window to front aspect. Radiator.

## **SHOWER ROOM**

Walk in Shower cubicle, wash hand basin with storage under, low level w.c, heated towel rail, part tiled walls, double glazed frosted window to rear aspect.

## **OUTSIDE**

Communal gardens and parking.



THE FURLONG, TRING HP23 6BX (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 611 sq.ft. (56.8 sq.m.) approx.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 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