





**Guide Price**  
**£350,000**

Tucked away in a quiet cul-de-sac close to local schools and amenities such as shops and Tring high street which also has restaurants, pubs and cafes this two bedroom terraced home is welcomed to the market offering lounge, kitchen/ breakfast room, conservatory and upstairs bathroom. The property is also marketed with parking to the rear of the property and no onward chain.

# Property Description

## **ENTRANCE PORCH**

Door to:

## **ENTRANCE HALL**

Double glazed frosted window to front, door to lounge.

## **LOUNGE**

Double glazed window to front. Radiator, stairs rising to first floor, door to kitchen.

## **CONSERVATORY**

Part brick base with double glazed windows to rear and side. Double glazed frosted door to rear.

## **KITCHEN**

Double glazed window to rear. Range of fitted floor and wall mounted units with rolled top work surface over, one and half stainless steel sink with drainer and mixer tap, gas hob and electric oven, space for washing machine and tumble dryer, space for fridge freezer, wall mounted boiler, part tiled walls and floor, double glazed door to conservatory.

## **LANDING**

Airing cupboard and loft access.

## **BEDROOM ONE**

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

## **BEDROOM TWO**

Double glazed window to front, built in cupboard over stairs, radiator.

## **BATHROOM**

Double glazed frosted window to side. Panelled bath with shower attachment over, low level w.c, pedestal wash hand basin, radiator, tiled walls and floor, extractor fan.

## **OUTSIDE**

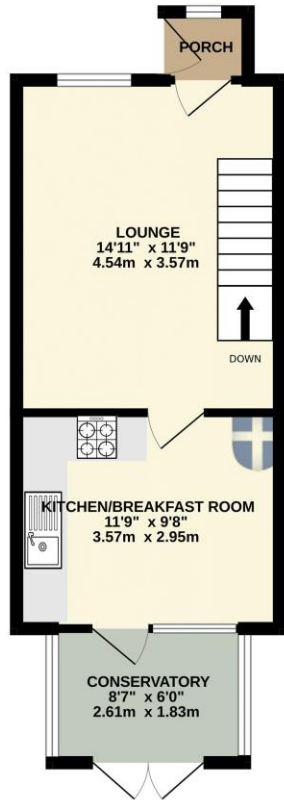
### **FRONT GARDEN**

Mainly laid to lawn, pathway leading to front door.

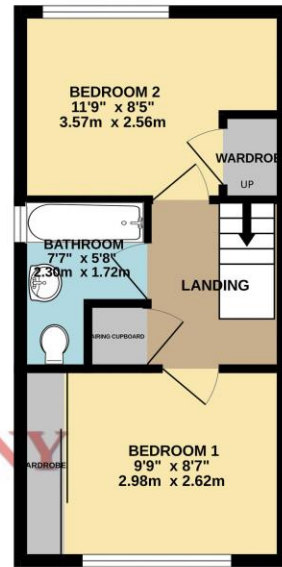
### **REAR GARDEN**

Mainly laid to lawn. Built brick BBQ, pathway leading to rear access, flower and shrub borders.

GROUND FLOOR  
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



*Michael*  
**ANTHONY**

TOTAL FLOOR AREA - 638 sq.ft. (59.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 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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