

A photograph of a garden area. In the foreground, there is a lawn with some dry grass and a small red object on the ground. To the left, there is a black metal patio set with a table and two chairs. Behind the patio set, there is a large tree with green leaves and some fruit hanging from the branches. In the background, there is a house with a light-colored exterior and a dark roof. A large window with a white frame is visible on the house. To the right of the house, there is a brick wall and some tall grass. The overall scene is a well-maintained garden area.

BEECH PARK,
WIGGINTON HP23 6JF

BEECH PARK

Guide Price **£152,500**

Nestling in a secluded position in this popular park, this home offers the perfect blend of comfort and nature.

This property boasts a spacious living/dining room which is seamlessly integrated with the kitchen ideal for relaxation and culinary convenience. The property features two double bedrooms alongside a versatile single room, perfect for either a third bedroom or peaceful study. The principal bedroom offers the luxury of access to the Jack and Jill shower room.

Outside there is a delightful wrap-around garden offering a serene escape with its mature shrubs and trees. There is a decking area and patio ideal for that quiet moment of relaxation.

The property comes with an allocated parking space and further visitor spaces are available

Beech Park is on the outskirts of Wigginton, a Chilterns village in an Area of Outstanding Natural Beauty, close to the renowned Champneys Health Resort and with excellent riding and walking nearby as well as golf at Ashridge and Berkhamsted. Both Tring and Berkhamsted offer mainline rail services to London Euston in 40 and 35 minutes respectively.

Note:

There is an age restriction on the park.
Contact the Agents for more information.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

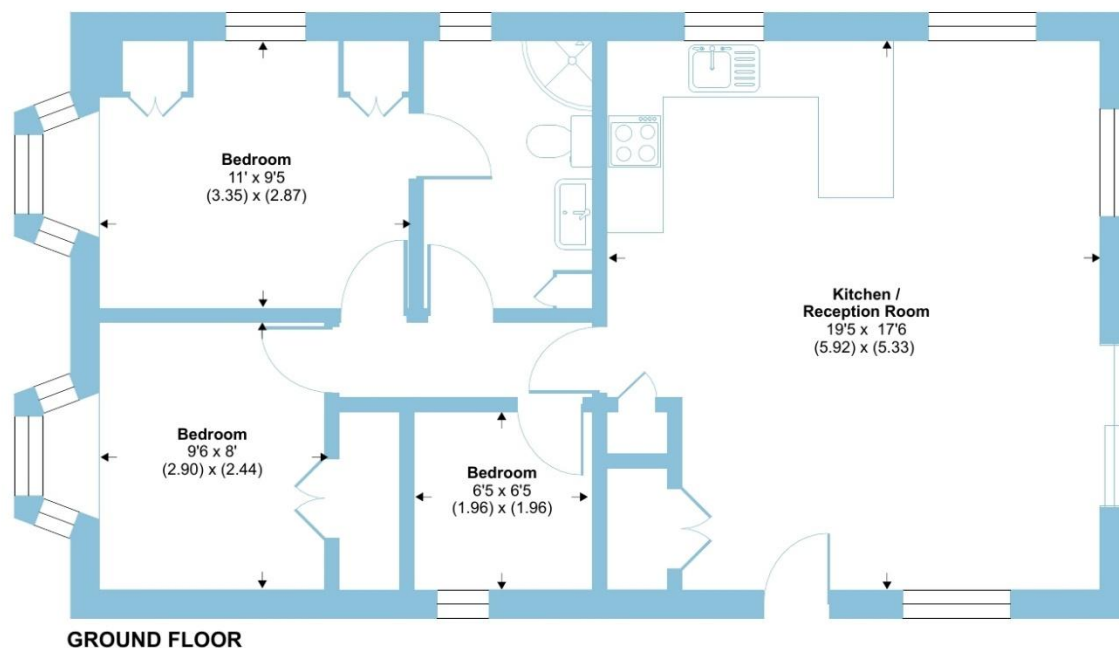




Beech Park, Chesham Road, Wigginton, Tring, HP2

Approximate Area = 707 sq ft / 65.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Brown & Merry. REF: 1122421



TRG107978 – Version 0005

EPC rating – exempt Council Tax Band - A

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



- SPACIOUS PARK HOME
- WRAP AROUND MATURE GARDEN
- PEACEFUL LOCATION
- TWO BEDROOMS
- STUDY / THIRD BEDROOM
- A JACK & JILL SHOWER ROOM
- LOUNGE/KITCHEN
- ALLOCATED PARKING

01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk