





£545,000

Situated just a short walk from the town centre and schools this three bedroom detached family home stands on a southerly facing garden and offers a double aspect lounge/dining room, kitchen/breakfast room, garage and driveway parking. The property also offers tremendous potential to extend (subject to usual planning permissions) and is being sold with no onward chain.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Radiator. Glazed door to:

LOUNGE/DINER

Double glazed window to front and double glazed sliding patio doors to the rear.
Radiator, feature fireplace, stairs rising to first floor and doors to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Fitted with a range of floor and wall mounted units with wooden work surface over. single drainer sink unit with mixer tap, cooker point, plumbing for automatic washing machine and dishwasher, tiled floor, built in cupboard housing gas boiler, radiator. Double glazed window and door to rear.

LANDING

Airing cupboard housing lagged copper cylinder, access to loft space.

BEDROOM ONE

Double glazed window to front aspect. Built in cupboard, radiator.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Comprising panelled bath with shower unit over, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor, radiator.

OUTSIDE

GARAGE

Up and over door, power and light.

FRONT GARDEN

Block paved driveway providing hardstanding and leading to the garage, lawn area, outside light.

REAR GARDEN

Mainly laid to lawn with timber decked and shingled patio areas, flower and shrub beds, all enclosed by panel fencing.

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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

79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk