





**Guide Price**  
**£975,000**

Located a stones throw away from Wendover Woods and a short drive from both the villages of Tring and Wendover both offering train links to London within an hour, as well as thriving high streets this wonderfully presented four bedroom detached family home with undisturbed countryside views is welcomed to the market offering lounge, kitchen/dining and family room with log burner and French doors leading out to a raised decking area and overlooking the garden with orchard. The property also comprises of utility room, cloakroom, ensuite shower room, main family bathroom, garage and driveway parking for several cars.

# Property Description

## **ENTRANCE PORCH**

Double glazed frosted window to front aspect. Storage cupboard, door to:

## **ENTRANCE HALL**

Stairs rising to first floor with storage cupboard underneath, radiator.

## **CLOAKROOM**

Double glazed frosted window to front aspect. Low level WC, wash hand basin with mixer tap and storage cupboard, radiator, extractor fan.

## **LOUNGE**

Double glazed aluminium bifold doors to side, double glazed picture window to rear aspect. Three radiators, built in hideaway office cupboard, feature fireplace, door leading to passageway to garage.

## **KITCHEN/FAMILY ROOM**

Double glazed bay window to front aspect, two double glazed french doors to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, island with sink with drainer, bosch integrated dishwasher, two wall-mounted AEG ovens, hob with extractor fan over, fridge freezer, tiled floor, feature fireplace with log burner, three radiators.

## **UTILITY**

Double glazed frosted window to side aspect. Wall-mounted and floor units with space for washing machine and tumble dryer, heated towel rail, butler sink with mixer tap.

## **LANDING**

Double glazed window to front aspect. Loft access (fully boarded), airing cupboard, doors to:

## **BEDROOM ONE**

Double glazed window to rear aspect. Built-in wardrobe, radiator, door to en-suite.

## **EN-SUITE**

Double glazed frosted window to rear aspect. Tiled shower cubicle, low level WC, bidet, sink with mixer tap, two heated towel rails, tiled floor and walls, extractor fan.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed window to rear aspect. Panelled bath, low level WC, sink with mixer tap, walk-in tiled shower cubicle, tiled walls and floor, heated towel rail, extractor fan.

## **OUTSIDE**

### **GARAGE/PARKING**

Double garage with up and over door, power and lighting, free standing boiler, space for double fridge freezer, a range of wall-mounted and floor standing units. Driveway parking for several cars.

### **FRONT GARDEN**

Flower and shrub beds, patio area with light, power points, steps leading to front door.

### **REAR GARDEN**

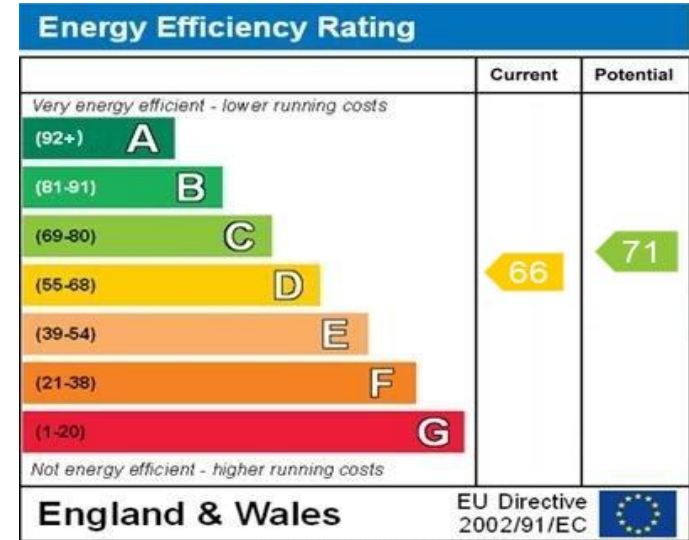
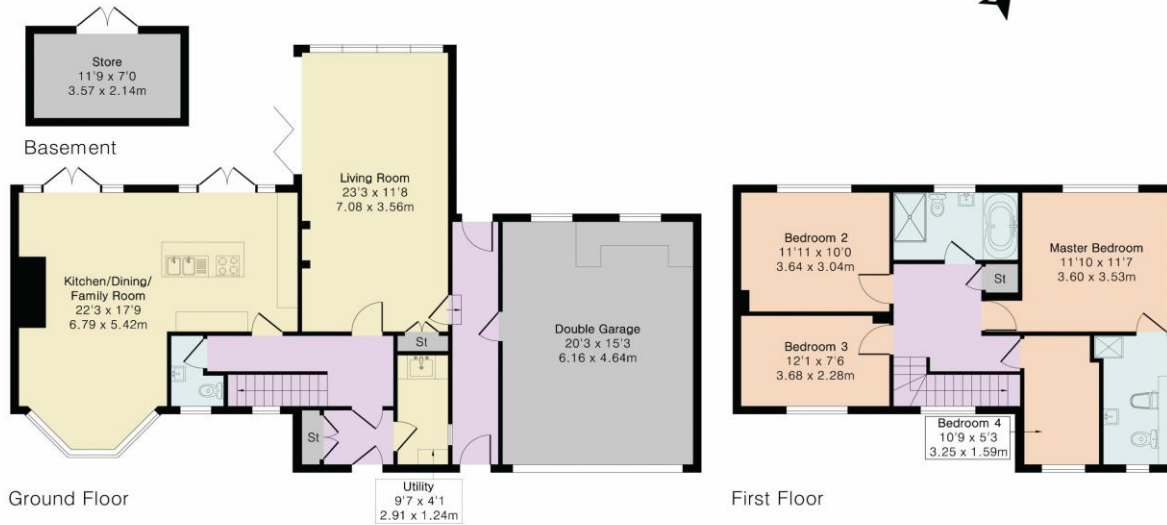
sitting on approximately 0.4 acres the rear garden consists of decked area, pergola patio area with outdoor dining and kitchen area, steps leading to lawn area, patio area, flower and shrub beds, mature orchard, garden shed, greenhouse, storage shed with power and light, power points throughout.

**Approximate Gross Internal Area 1971 sq ft - 184 sq m  
(Including Garage)**

Basement Area 82 sq ft – 8 sq m

Ground Floor Area 1223 sq ft – 114 sq m

First Floor Area 666 sq ft – 62 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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