





**Offers Over  
£475,000**

Located just outside the village of Wendover close to local Shops access to Wendover woods and Wendover itself having train links to London and a bustling high street with weekly market, this well presented four bedroom semi-detached home spread over three floors, is welcomed to the market offering lounge/dining room with double doors onto the rear garden, separate kitchen, cloakroom, family bathroom and ensuite to main bedroom as well as dressing room. the property also benefits from driveway parking for one car and garage.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Stairs to first floor, doors to kitchen, lounge/diner and cloakroom.

## **CLOAKROOM**

Low level w.c., pedestal wash hand basin with mixer tap, extractor fan. underfloor heating.

## **LOUNGE/DINER**

Double glazed french doors to rear aspect, double glazed window to rear. Storage cupboard, underfloor heating.

## **KITCHEN**

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll top work surface over, butler sink with mixer tap, oven and gas hob with extractor fan over, space for washing machine, integrated dishwasher and fridge/freezer, cupboard housing wall mounted boiler.

## **LANDING**

Airing cupboard, doors to bedrooms and bathroom, stairs to second floor.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin with mixer tap, panelled bath with shower over, tiled walls, tiled floor, heated towel rail.

## **SECOND FLOOR**

### **BEDROOM ONE**

Double glazed window to front aspect. Door to walk in wardrobe, velux window to rear, door to en-suite, loft access, radiator.

### **EN-SUITE**

Velux window, low level w.c., pedestal wash hand basin, panelled bath with shower over, heated towel rail, extractor fan.

## **OUTSIDE**

### **GARAGE & PARKING**

Up and over door, power and light, parking space.

### **FRONT GARDEN**

Pathway to front door, flower and shrub beds, side access.

### **REAR GARDEN**

Lawn and patio areas, flower and shrub beds, outside light, path leading to rear access, path leading to garage.

# Babington Road


Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft

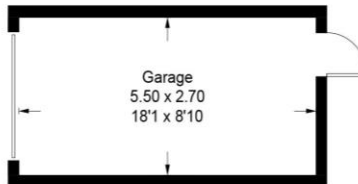
(Excluding Reduced Headroom)

Reduced Headroom = 2.2 sq m / 24 sq ft

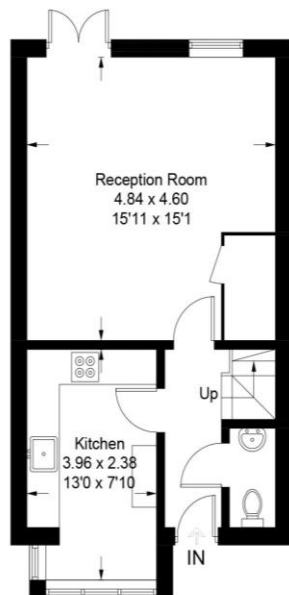
Garage = 14.8 sq m / 159 sq ft

Total = 118.8 sq m / 1279 sq ft

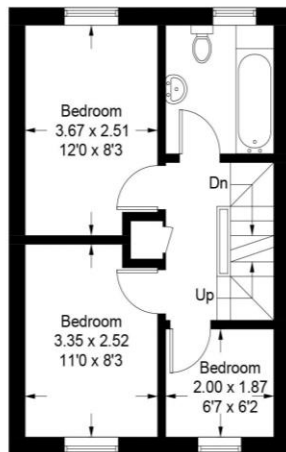
 = Reduced headroom below 1.5m / 5'0"



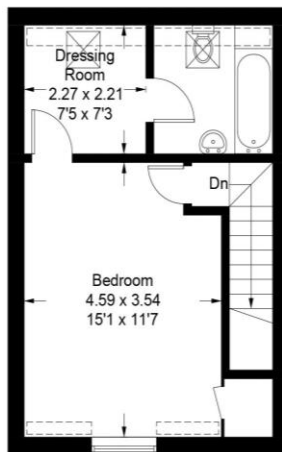
(Not Shown In Actual Location / Orientation)



Ground Floor




First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1279244)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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