

£600,000

Situated in a sought after location within close proximity to Tring High Street this well maintained three bedroom semi detached family home stands on a large southerly facing plot and is welcomed to the market offering lounge and conservatory, kitchen/ breakfast room, utility room, ground and first floor shower rooms. The property also benefits from driveway parking for several vehicles.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE PORCH

Double glazed windows and door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

LOUNGE

Double glazed window to front aspect. Feature fireplace with inset wood burning stove and tiled hearth, radiator, double glazed doors and windows to conservatory.

CONSERVATORY

Benefits from a replacement solid roof, double glazed windows to both side and rear aspects. Double glazed doors to rear and double glazed door to the side.

KITCHEN

Fitted with a range of both floor and eye level units with work surfaces over. Single drainer sink unit with mixer tap over, built in oven and hob with extractor fan over, integrated dishwasher, fridge and freezer, double glazed windows to side and rear, electric radiator, opening to rear lobby.

REAR LOBBY

Double glazed door to garden, doors to shower room and utility room.

UTILITY ROOM

Fitted with a range of floor and eye level units with work surfaces over. Stainless steel single drainer sink unit with mixer tap over, plumbing for washing machine, radiator. Double glazed window to rear aspect.

SHOWER ROOM

Tiled shower cubicle, wash hand basin with storage below, low level w.c, tiled walls, tiled floor, heated towel rail. Double glazed window.

LANDING

Double glazed window to front aspect. Access to boarded loft room via extendable ladder. Airing cupboard with gas combination boiler.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BEDROOM TWO

A double aspect room with double glazed windows to side and rear. Radiator, built in wardrobes.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

SHOWER ROOM

A large walk in shower, wash hand basin with storage below, low level w.c, tiled walls, heated towel rail. Double glazed window.

OUTSIDE

FRONT GARDEN

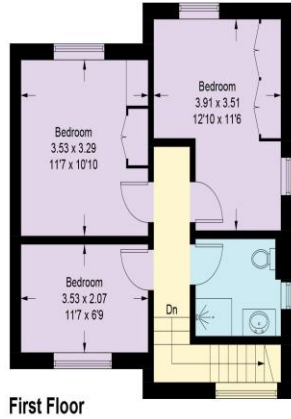
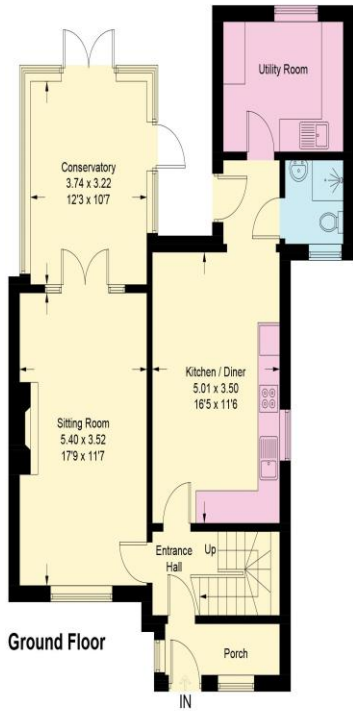
A block paved area providing parking for numerous vehicles, outside lighting.

REAR GARDEN

A lovely enclosed southerly facing garden which is mainly laid to lawn with paved and shingled patio areas all enclosed by panel fencing, outside lighting, external power sockets and cold water tap. gated side access. timber storage large shed.



Meadow Close



Approximate Total Area
1257 sq ft / 116.8 sq m

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. (ID1318289)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	48 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