





£350,000

Situated on a quiet walkway offering easy access to all local amenities and town centre this deceptively spacious two double bedroom split level terraced home has been well maintained throughout and benefits include a good sized kitchen/dining room, separate lounge, downstairs cloakroom and gardens to front and rear.

Property Description

ENTRANCE

Double glazed door with double glazed side panel to:

ENTRANCE HALL

Doors to lounge and kitchen/ding room, stairs rising to first floor.

CLOAKROOM

Low level WC, wash hand basin.

LOUNGE

Double glazed window and door to rear aspect, radiator.

KITCHEN/DINING ROOM

Fitted with a range of wall-mounted and floor standing units with work surfaces over, plumbing for washing machine, built in oven and hob with extractor fan over, double glazed window to front, radiator, understairs storage cupboard.

LANDING

Large storage cupboard, airing cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to front aspect. Radiator.

BATHROOM

Low level WC, wash hand basin with mixer tap, paneled bath with shower over, radiator, tiled floor, part tiled walls. Double glazed frosted window to front aspect

OUTSIDE

FRONT GARDEN

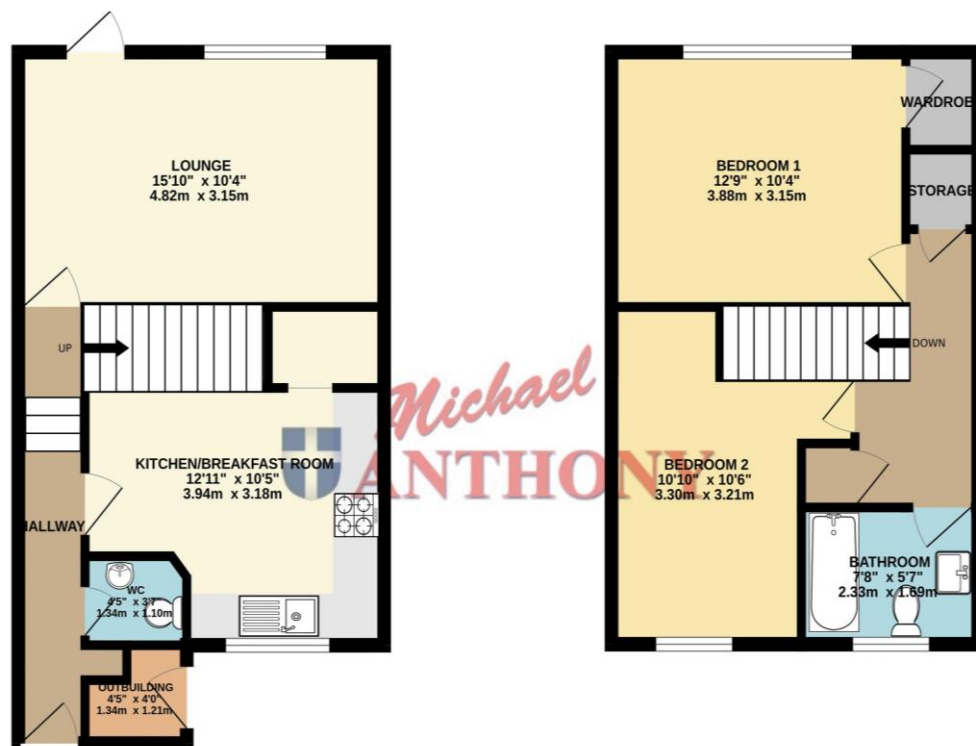
Pathway to front, brick built store.

REAR GARDEN

Paved patio area which leads to a lawn area all enclosed by fencing, timber storage shed, gated rear access.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



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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