



The Laurels Jenkins Lane, St. Leonards

Guide Price £925,000

 **TIM RUSS**
& Company



The Laurels Jenkins Lane

St. Leonards, Tring

- Glorious Chilterns Location
- Beautifully Presented
- Versatile Accommodation
- 3/4 Bedrooms
- Lovely Private Garden
- 0.5 Acre
- South Facing
- Great Views
- Walking Distance of Village Pub

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- Council Tax band: F
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: D
 - EPC Environmental Impact Rating: F



A beautifully presented chalet bungalow set in a generous south facing private garden in this glorious setting high in the Chilterns.

Originally built in the 1950's this chalet style home has been reconfigured to provide very comfortable living space yet still offering huge potential for extension. Planning was previously granted for a full width single storey extension (PL/20/4345/SA).

The accommodation is beautifully presented from top to bottom and starts with the front door opening into a large bright reception hall. The principal sitting room is cosy and has a built-in media wall, incorporating a contemporary electric flame fire. There is a study/fourth bedroom, the second double bedroom, family bathroom and bright well-equipped Scandinavian style kitchen/diner overlooking the garden.

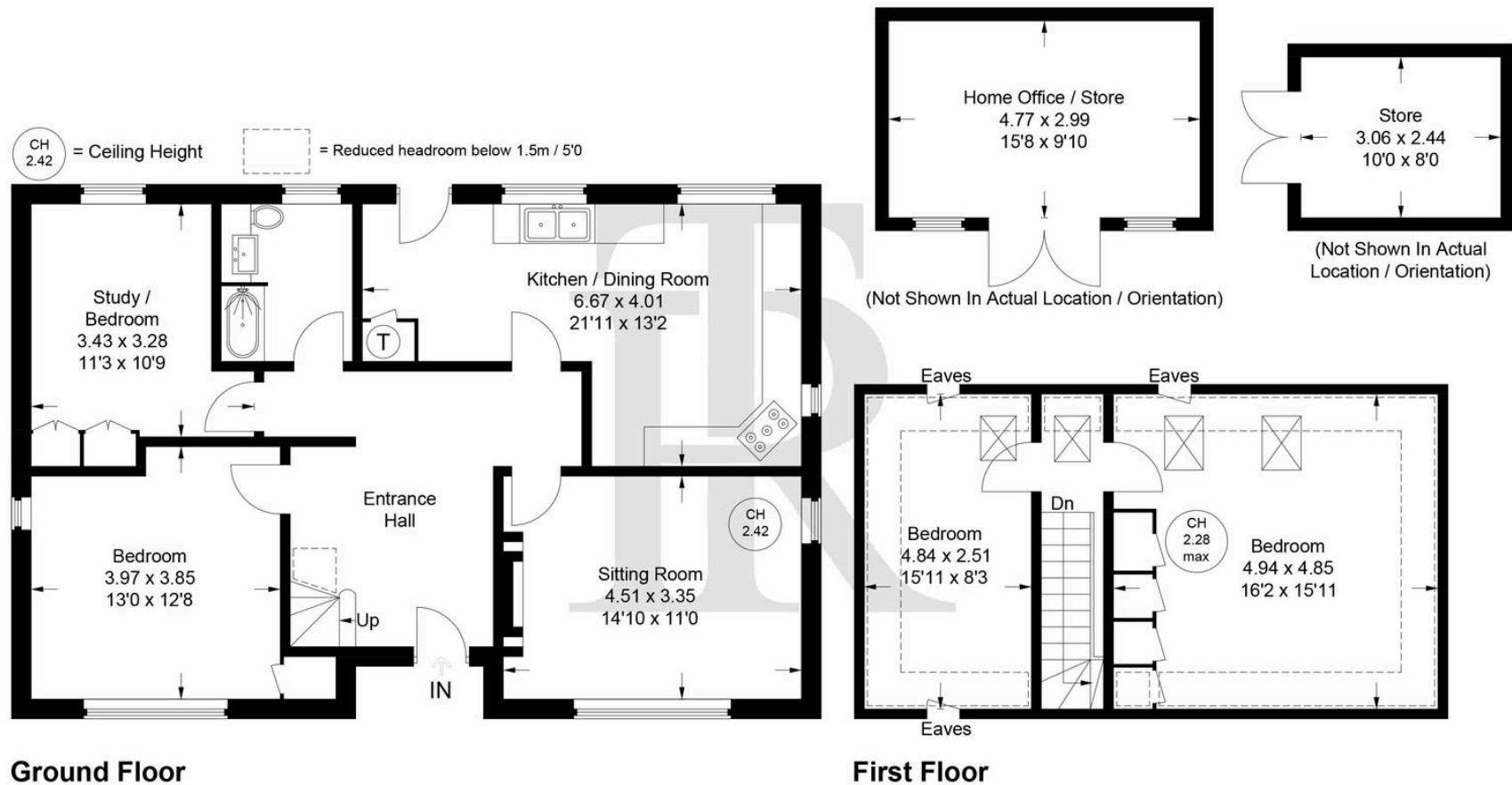
On the first floor is the principal bedroom with views over the adjoining farmland and the third bedroom.

OUTSIDE

The property is well screened for the lane and approached via double electric gates leading to a large gravel driveway providing ample parking and turning for numerous vehicles, plus room for garaging. Planning permission has been previously granted for a triple carport (PL/19/2295/FA).

The generous rear garden is a delight, enjoying a wonderful southerly aspect with a large, paved terrace across the rear and a fabulous pergola, simply perfect for outdoor entertaining. Complete privacy is provided by mature boundary hedging and a gated pedestrian access out to the adjoining field. There is a large timber outbuilding at the foot of the garden with light, power and potential as a home office.





The Laurels, Jenkins Lane, HP23 6NW

Approximate Gross Internal Area
 Ground Floor = 86.9 sq m / 935 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Outbuildings = 21.7 sq m / 233 sq ft
 Total = 150.6 sq m / 1620 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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