

£425,000

Situated in a modern and sought-after development, this four-bedroom detached family home offers spacious and contemporary living throughout. The property comprises a lounge, to the rear there is a kitchen/diner fitted with integrated appliances, creating a practical hub of the home perfect for family life and entertaining. A convenient cloakroom completes the ground floor accommodation. To the first floor, the home offers four bedrooms with the main benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms. Externally the

Property Description

ENTRANCE PORCH

Double glazed door to entrance hall.

ENTRANCE HALL

Stairs rising to first floor. Doors to kitchen/diner and lounge, radiator, storage cupboard, door to cloakroom.

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c, radiator, hand wash basin with mixer tap, splash back tiles.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. A range of wall and base units, breakfast bar, integrated fridge freezer, one and half stainless steel sink with mixer tap, double glazed bifold doors to rear, integrated dish washer, storage cupboard with space for washing machine and wall mounted boiler, integrated gas hob and oven, extractor hood, square worktop and upstand.

LANDING

Doors to bedroom one to four and bathroom, loft access, storage cupboard, radiator.

BEDROOM ONE

Double glazed window to front aspect. Radiator, doors to en-suite.

EN-SUITE

Low level w.c, radiator, splash back tiles, storage cupboard, hand wash basin with mixer tap.

BEDROOM TWO

Double glazed window to rear. Radiator.

BEDROOM THREE

Double glazed window to rear. Radiator.

BEDROOM FOUR

Double glazed window to rear. Radiator.

BATHROOM

Frosted double glazed window to side aspect. Radiator, low level w.c, hand wash basin with mixer tap, panelled bath with shower attachment with mixer tap, part tiled walls.

OUTSIDE

GARAGE/PARKING

Block paved drive. EV charge.

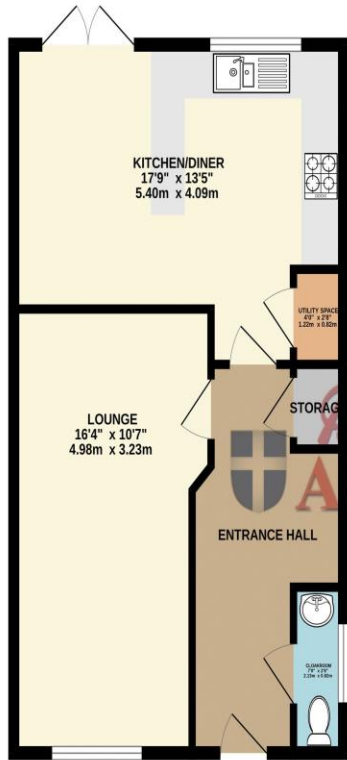
FRONT GARDEN

Pathway to front door, flower and bush border.

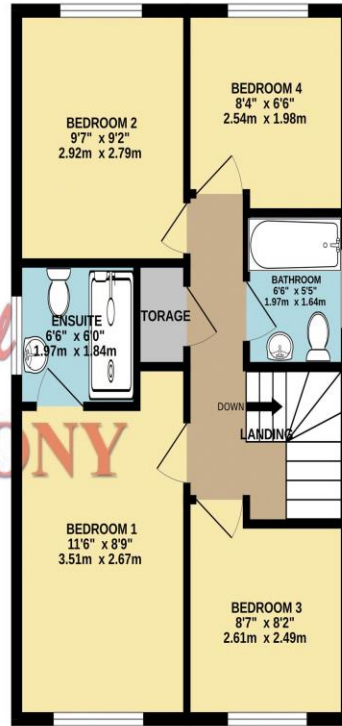
REAR GARDEN

Laid to lawn. Patio, decking, shed, flower border, side gated access.

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	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

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