







**Guide Price**  
**£795,000**

Located on Grove Park offering easy access to all amenities including shops and schooling this deceptively spacious three bedroom detached bungalow stands on a lovely sized South Westerly facing garden and does offer (subject to usual planning permissions) tremendous potential to extend to create wonderful family home. The property currently provides flexible accommodation to include lounge, open plan kitchen/dining room which then opens to a further sitting room, bathroom and a loft room with an en suite shower room. Further benefits include

# Property Description

## ENTRANCE

Glazed door to:

## ENTRANCE HALL

Radiator, doors to bedrooms, kitchen/dining room, lounge and bathroom, storage cupboard, airing cupboard housing radiator.

## LOUNGE

Double glazed bay window to front aspect. Feature fireplace, radiator.

## DINING AREA

Stairs rising to first floor, space for fridge freezer, opening to family room, radiator, stairs rising to loft room.

## FAMILY ROOM

Double glazed window to rear aspect, double glazed double doors to side. Radiator.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink with mixer tap, built-in oven and hob, plumbing for washing machine, plumbing for dishwasher, opening to dining area, radiator.

## LOFT ROOM

Double glazed window to rear aspect. Door to en-suite, storage cupboard, radiator.

## EN-SUITE

Tiled shower cubicle, low level WC, wash hand basin, storage cupboard.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to side aspect. Built-in wardrobe, radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, radiator.

## OUTSIDE

### PARKING

Block paved driveway for several cars. Wooden double doors to store housing wall-mounted gas boiler with power and lighting.

### FRONT GARDEN

Mainly laid to lawn with mature shrub borders.

### REAR GARDEN

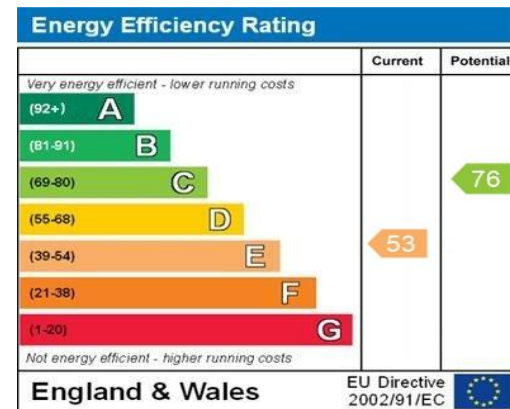
Mainly laid to lawn with patio area, flower and shrub beds, pond, timber storage shed, gated side access, enclosed by panel fencing.



GROVE PARK, TRING HP23 5JL (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.

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