





Guide Price
£450,000

Conveniently positioned in a quiet cul-de-sac adjacent to woodland this beautifully presented 'turn key' two double bedroom property has been recently renovated throughout. Offered to the market with no upper chain the property also benefits from a garage and driveway parking for two cars immediately accessed from the garden.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, glazed door to:

LOUNGE

Double glazed bay window to front aspect, radiator.

KITCHEN/DINER

Double glazed window and door to rear aspect. Fitted with a range of base and eye level units with work surface areas over, one and a half bowl sink with mixer tap, integrated washing machine, built-in oven and hob with extractor fan over, integrated fridge freezer, integrated microwave.

LANDING

Access to loft space, airing cupboard housing wall mounted gas boiler, doors to:

BEDROOM ONE

Two double glazed windows to front aspect, radiator, storage cupboard.

BEDROOM TWO

Double glazed window to rear aspect, radiator.

BATHROOM

Frosted double glazed window to rear aspect. Tiled shower cubicle, low level WC, wash hand basin, heated towel rail.

OUTSIDE

GARAGE & PARKING

Driveway parking for two cars leading to single garage, with up and over door, power and lighting, courtesy door to garden.

FRONT GARDEN

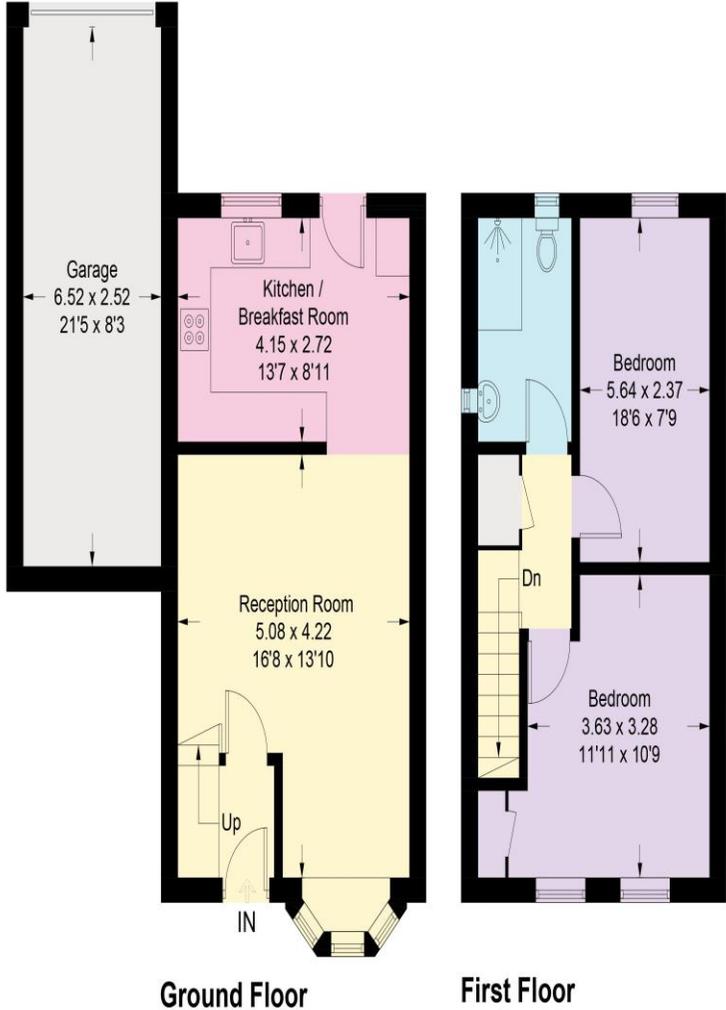
Pathway leading to front door, laid to lawn, wall mounted light.

REAR GARDEN

Patio area, gated side access, enclosed by timber panelled fencing, courtesy door to garage.



Lakeside



Approximate Total Area
 721 sq ft / 67.0 sq m
 Garage = 174 sq ft / 16.2 sq m
 Total = 895 sq ft / 83.2 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. (ID1280330)

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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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