





Guide Price
£495,000

Standing on a large plot which extends to the side and rear of the property this four bedroom detached cottage is ideally situated in this sought after Buckinghamshire village offering easy access to the nearby Grand Union Canal and Reservoirs as well as all main amenities in the nearby towns. The property does require modernisation throughout but equally offers tremendous potential to extend or re develop (subject to usual planning permissions) to create either a wonderful family home or development. Currently the property offers three reception rooms,

Property Description

ENTRANCE

Door to porch.

ENTRANCE PORCH

Glazed door to Entrance Hall.

ENTRANCE HALL

Stairs rising to first floor.

LOUNGE

A double aspect room with windows to front and side aspects. Brick built fireplace with wood burning stove, radiator.

STUDY

Window to rear aspect. Radiator, floor standing oil fired boiler, storage cupboard, door to bathroom.

DINING ROOM

A double aspect room with windows to front and side aspects. Brick-built open fireplace, radiator, door to kitchen.

KITCHEN

Window to side aspect. Fitted with a range of base and eye level units with work surface over, single drainer stainless steel sink unit with mixer tap, cooker point, plumbing for dishwasher, part tiled walls, door to utility room.

UTILITY ROOM

Windows to side and rear aspects, glazed door to side. Plumbing for automatic washing machine.

BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, low level WC, heated towel rail, windows to rear.

LANDING

Window to front aspect.

BEDROOM ONE

A double aspect room with windows to front and side aspects. Radiator.

BEDROOM TWO

Window to front aspect. Radiator, door to Jack & Jill shower room.

BEDROOM THREE

Window to rear aspect. Radiator.

BEDROOM FOUR

Window to rear aspect. Radiator, airing cupboard housing hot water cylinder.

SHOWER ROOM

Window to front aspect. Tiled shower cubicle, wash hand basin with storage below, low level WC, radiator, access to loft space. N.B. This room is also connected to Bedroom Two.

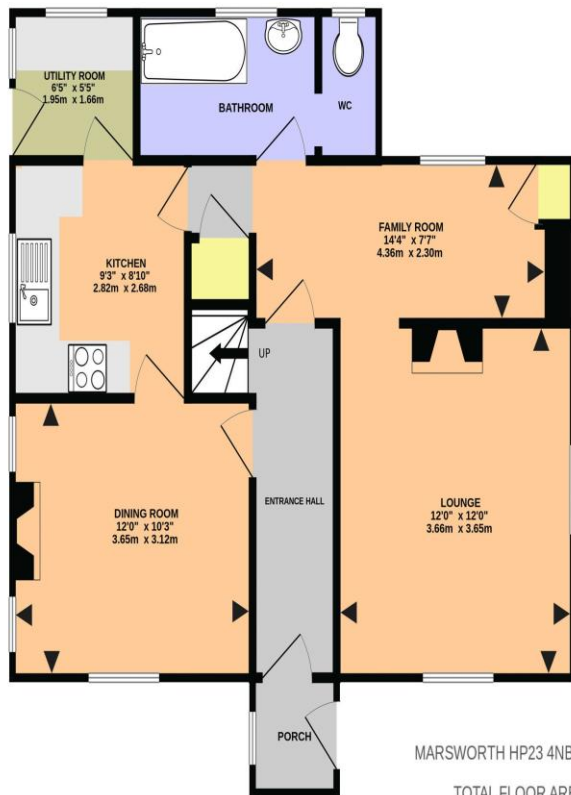
FRONT GARDEN

Mainly laid to lawn with path to front door.

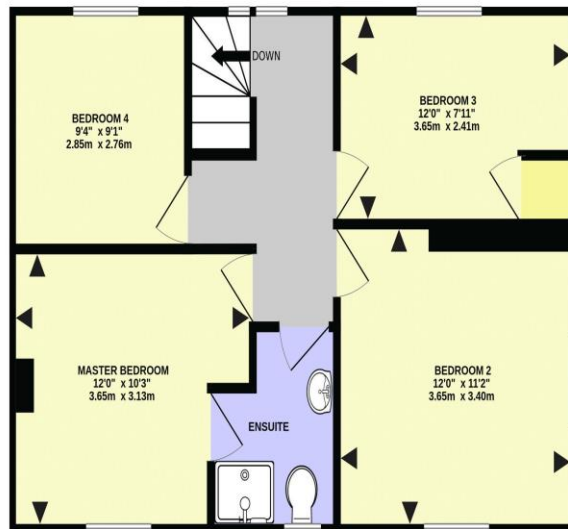
REAR GARDEN

Extending to the side and rear and being mainly laid to lawn with patio area all enclosed by fencing and hedging, gated side access, timber storage shed, outside light, cold water tap.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



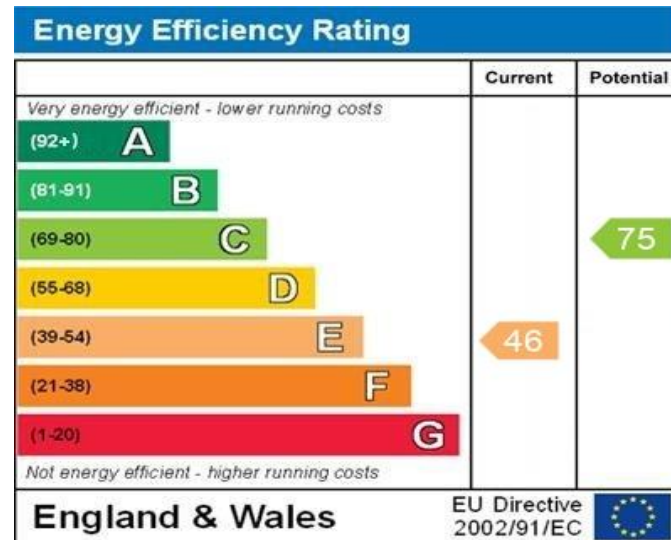
1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



MARSWORTH HP23 4NB (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1176 sq.ft. (109.2 sq.m.) approx.

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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.

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79 High Street Tring Herts HP23 4AB
01442 891177 | tring@maea.co.uk