





**Offers in Excess of  
£850,000**

Situated within easy walking distance to Tring school and the High Street this three bedroom detached chalet bungalow stands on a large plot offering tremendous potential to extend and create a wonderful family home. Benefits include driveway parking for several cars, generous rear garden and no upper chain.

# Property Description

## **ENTRANCE PORCH**

Door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator, two storage cupboards.

## **FAMILY ROOM**

Double glazed window to front, feature fire place, radiator.

## **KITCHEN**

Double glazed windows and double glazed doors to rear, wall mounted and floor standing units with work surface areas. Space for range cooker and extractor fan over, space for fridge freezer, two bowl butler sink with mixer tap, wall mounted boiler, plumbing for dishwasher, utility and island.

## **UTILITY**

Plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler, double glazed door to rear, double glazed window to side.

## **LOUNGE / DINING**

L shaped room, double glazed window to front, side and rear, feature fire place, three radiators, double glazed double doors to conservatory.

## **CONSERVATORY**

French doors leading out to rear garden, radiator.

## **BEDROOM ONE**

Double glazed window to side, built in wardrobe, radiator and eaves storage.

## **WC (UPSTAIRS)**

Low level w.c, wash hand basin, double glazed frosted window to rear, heated towel rail.

## **BEDROOM TWO**

Double glazed window to rear and side, radiator and storage cupboard.

## **BEDROOM THREE (GROUND FLOOR)**

Double glazed window to front, range of built in wardrobes, door to en-suite, radiator, ensuite, tiled shower cubicle, wash hand basin

## **BATHROOM**

Panelled bath with shower attachment over, low level w.c, pedestal hand wash basin, double glazed window to rear and heated towel rail.

## **OUTSIDE**

## **GARAGE/ PARKING**

Single garage with up and over door, driveway parking for several cars.

## **FRONT GARDEN**

Flower and shrub bushes surrounding parking and lean-to.

## **REAR GARDEN**

Mainly laid to lawn with flower and shrub beds, patio area, side access, garden shed, outside light and tap.



MORTIMER HILL, TRING HP23 5JA (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1928 sq.ft. (179.1 sq.m.) approx.

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