





Guide Price
£725,000

Situated in a quiet cul-de-sac on the outskirts of Tring and surrounded by countryside walks and access to Tring high street which houses an abundance of boutique shops, café's and convenience stores and with train links to London Euston this well presented four bedroom family home is welcomed to the market comprising of lounge/dining room with feature fireplace, modernised kitchen and utility space with conservatory, study and downstairs cloakroom. The property also benefits from ensuite shower room, front and rear gardens, study/storage room and driveway parking. No onward chain.

Property Description

ENTRANCE

Double glazed door to:

ENTRANCE HALL

Glazed door to:

LOUNGE/DINING ROOM

A large L-shaped room with double glazed windows to front and double glazed door to conservatory. Brick-built open fireplace with quarry tiled hearth and wooden mantle, three radiators, doors to kitchen and inner hall, stairs rising to first floor.

INNER HALL

Doors to cloakroom and study.

CLOAKROOM

Low level WC, wash hand basin, part tiled walls, radiator.

STUDY

Double glazed window to side aspect. Radiator.

KITCHEN

Double glazed window to rear aspect. Refitted with a range of both floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap, breakfast bar, plumbing for dishwasher, under stairs storage cupboard, part tiled walls, tiled floor, range cooker with extractor fan over.

UTILITY

Double glazed door to side. Floor and wall-mounted units, stainless steel sink unit, plumbing for automatic washing machine, wall-mounted gas fired boiler, tiled floor, part tiled walls.

CONSERVATORY

Double glazed conservatory on a brick base with double glazed doors to side. Radiator.

LANDING

Access to part boarded loft space via extending ladder.

BEDROOM ONE

Double glazed window to front aspect. Two radiators, built-in wardrobes.

EN-SUITE

Double glazed bay window to rear aspect. Tiled shower cubicle with power shower, wash hand basin with storage below and over, low level WC, part tiled walls, radiator.

BEDROOM TWO

Two double glazed window to front aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

Two double glazed windows to front aspect. Radiator.

BATHROOM

Double glazed window. White suite comprising panelled bath with power shower unit over, wash hand basin with storage below and further storage over, low level WC, heated towel rail, part tiled walls.

OUTSIDE

REAR GARDEN

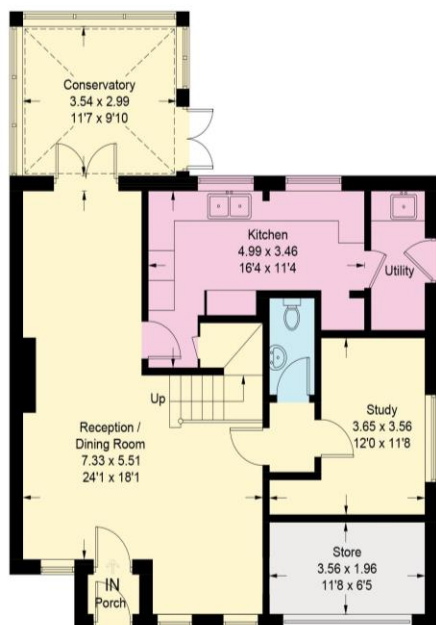
Mainly laid to lawn with paved patio areas all enclosed by panel fencing, outdoor sockets, outside cold water taps and lights, timber storage shed, gated side access.

FRONT GARDEN

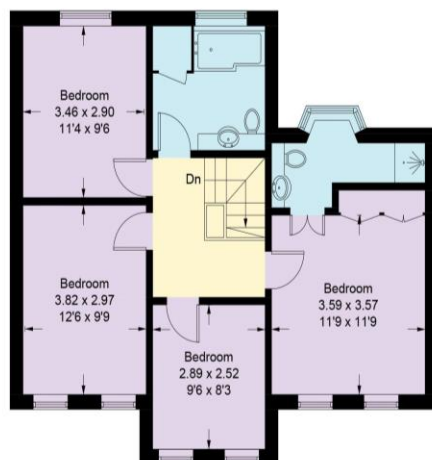
Driveway parking, lawn area with flower and shrub bushes. Path leading to front door and access to garage style storage.



Lakeside



Ground Floor

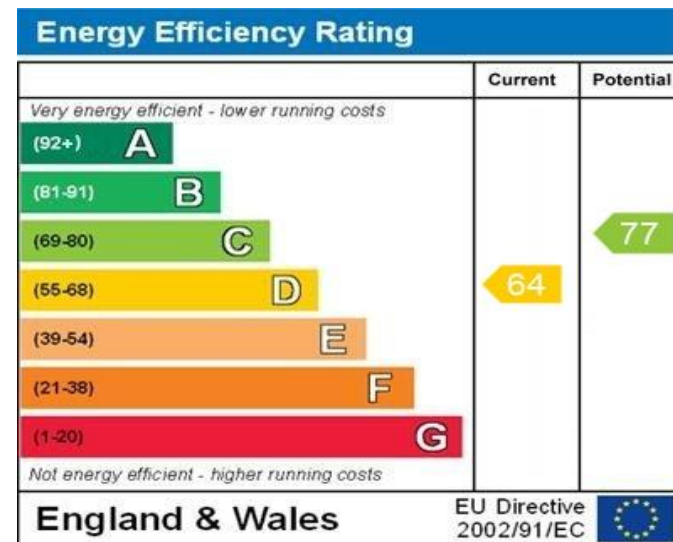


First Floor



Approximate Total Area
1647 sq ft / 153.0 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. (ID1188215)



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