





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

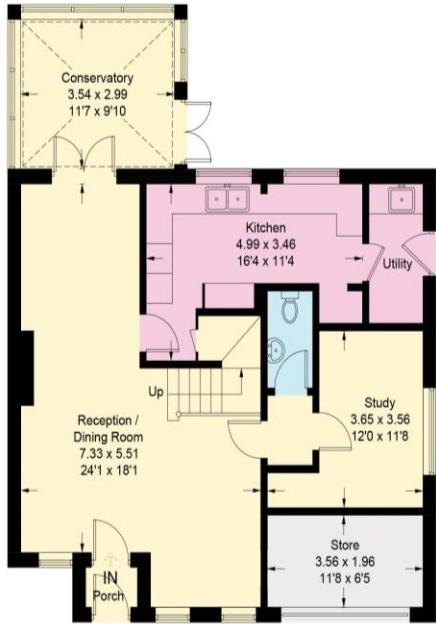
REAR GARDEN

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.

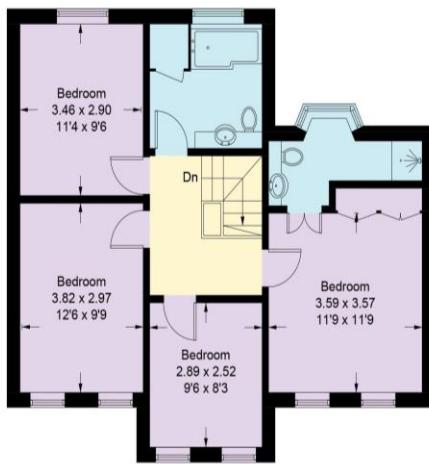
FRONT GARDEN

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

Lakeside



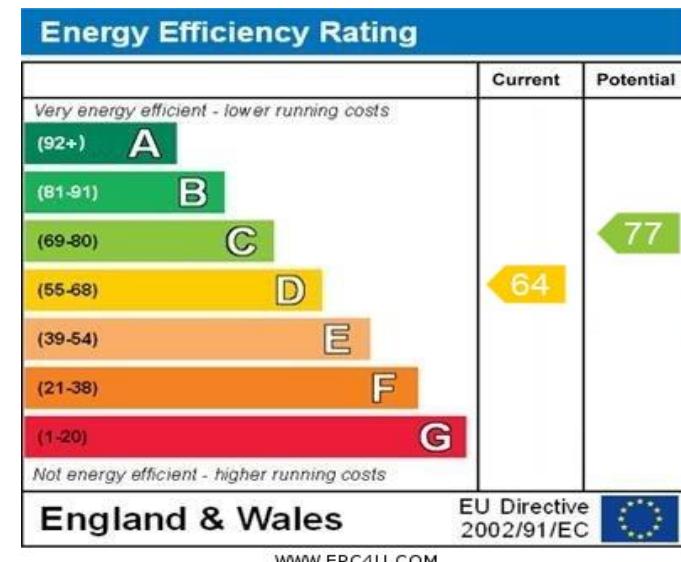
Ground Floor



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)

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