





Guide Price
£775,000

Situated within walking distance of Tring reservoirs, local café and pub this well presented three-bedroom chalet bungalow in Marsworth is welcomed to the market offering views from the first-floor bedroom overlooking the reservoirs onto Wendover woods, lounge with wood burner, dining room leading into a large conservatory, kitchen and downstairs bathroom. The property also provides driveway parking for several cars and a generous rear garden and garage which has been converted into part office space, part storage.

Property Description

ENTRANCE PORCH

Double glazed door to: Built-in cloak cupboard, archway to:

ENTRANCE HALL

Stairs rising to first floor with storage cupboard below, radiator.

LOUNGE

Double glazed window to front aspect. Feature fireplace with multi fuel burner, radiator.

DINING ROOM

Glazed folding doors to conservatory. Radiator.

CONSERVATORY

A large conservatory on a brick base with two sets of double glazed double doors to side. Radiator.

KITCHEN

Double glazed door and double glazed window to rear. Re-fitted with a range of both floor and wall-mounted units with granite work surface with pop-up hidden sockets over, one and a half bowl and drainer sink unit with mixer tap and hot water tap, built-in double oven and induction hob with extractor fan over, integrated dishwasher, washing machine, fridge and freezer, pantry.

BEDROOM ONE

Double glazed window to front aspect. A range of built-in wardrobes, radiator.

BEDROOM THREE

Double glazed window to side aspect. Radiator.

BATHROOM

Two double glazed windows to rear aspect. Comprising panelled bath with mixer tap and shower attachment, tiled shower cubicle, wall-mounted wash hand basin with storage cupboard below, shaver point, upper storage cupboards with lights over, low level WC, part tiled walls, tiled floor.

BEDROOM TWO (First Floor)

Double glazed window to front aspect enjoying wonderful rural views over the adjacent reservoirs and Chiltern Hills beyond, double glazed Velux window to rear. Built-in wardrobes, radiator, door to en-suite.

EN-SUITE

Double glazed Velux window to rear. Comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, part tiled walls.

OUTSIDE

STUDIO/STORE

Formerly the garage and now divided into two separates areas providing a home office and storage with power and lighting, double glazed window.

FRONT GARDEN

Lawn area and shingled driveway providing parking for numerous vehicles, outside lighting.

REAR GARDEN

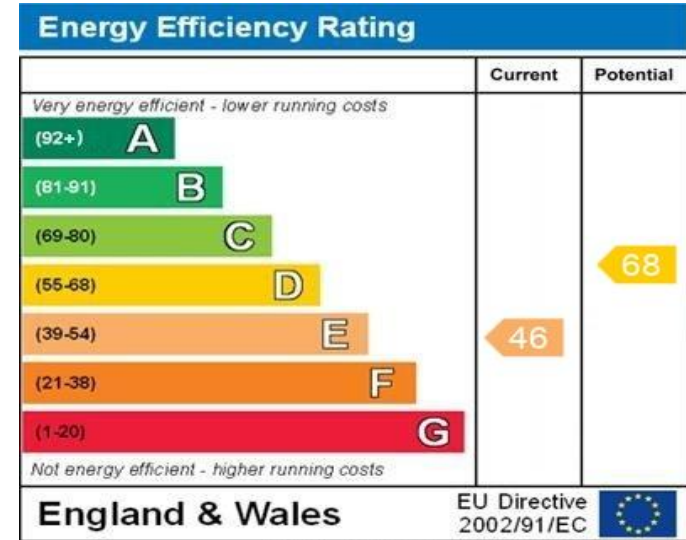
Mainly laid to lawn with large paved patio areas and flower and shrub beds, all enclosed by panel fencing, providing a high level of privacy. Pergola, timber storage shed, outside lights and cold water tap, side access.

Approximate Gross Internal Area 1622 sq ft - 151 sq m

Ground Floor Area 1225 sq ft - 114 sq m

First Floor Area 198 sq ft - 18 sq m

Outbuilding Area 199 sq ft - 19 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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