





**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.

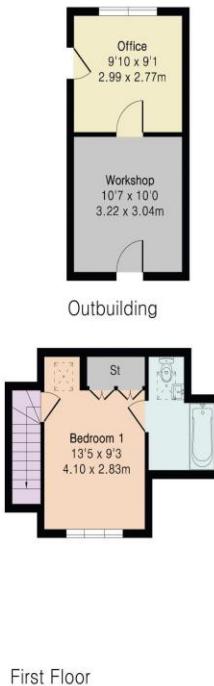
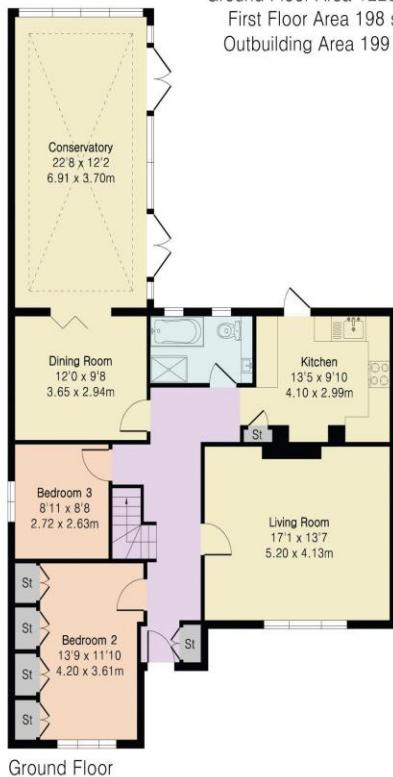
FRONT GARDEN

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



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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Michael
ANTHONY

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.