





**Guide Price**  
**£465,000**

A beautifully presented and deceptively spacious two bedroom end of terrace Victorian cottage which has been tastefully extended and refurbished throughout and stands on lovely south facing gardens. The property is ideally situated in the heart of the conservation area within easy walking distance to all amenities including the town centre and Tring Park.

# Property Description

## ENTRANCE

Door to:

## LOUNGE

Double glazed sash window to front with wooden shutters. Feature fireplace with multi fuel stove, radiator, built in Victorian style cupboards and shelving, door to dining room.

## DINING ROOM

Slate floor with underfloor heating, stairs to first floor with a range of bespoke built in cupboards below, opening to kitchen.

## KITCHEN

Fitted with a range of both floor and wall mounted units with slabtech work surface over and Italian Carrara marble splash back tiles, one and a half bowl butler sink unit with mixer tap, built in oven and hob with extractor fan over, integrated dishwasher, washing machine, wine cooler, fridge and freezer, slate floor with underfloor heating, concealed hive enabled Worcester boiler. Double glazed stable door to rear and large skylight.

## LANDING

Doors to bedrooms and bathroom and access to converted loft space with lighting and Velux window to rear via extending wooden ladder with eaves storage space.

## BEDROOM ONE

Double glazed sash window to front with wooden shutters. Radiator, built in wardrobes, exposed wood flooring, feature fireplace with slate hearth.

## BEDROOM TWO

Double glazed sash window to rear with fitted shutters overlooking the gardens. Radiator, built in wardrobe.

## BATHROOM

Comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c. fully tiled walls, heated towel rail.

## OUTSIDE

### FRONT GARDEN

Steps to front door with wrought iron hand rail, shingled area.

### REAR GARDEN

A large south facing garden which is mainly laid to lawn with slate paved and shingled patio areas, all enclosed by walling and fencing, timber summer house with power and lighting, outside lighting and cold water tap, gated side access.

GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

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

79 High Street Tring Herts HP23 4AB  
01442 891177 | [tring@maea.co.uk](mailto:tring@maea.co.uk)

