





Guide Price
£535,000

Set on the edge of the conservation area close to Tring town centre, this three bedroom family home sits on a generous South facing plot. Benefits include front and rear gardens, kitchen/dining room, separate lounge, conservatory, downstairs cloakroom and family bathroom. NO ONWARD CHAIN.

Property Description

Entrance

Part glazed door to

Entrance Hall

Doors to all rooms, stairs rising to first floor, cupboard under stairs, radiator.

Cloakroom

Double glazed frosted window to front aspect, low level W.C, corner wash hand basin, radiator.

Lounge

Double glazed patio doors to rear aspect. T/v point, radiator.

Kitchen/Diner

L shaped kitchen diner with double glazed window to front aspect, double glazed door to side aspect, double glazed patio doors to conservatory. Range of wall mounted and floor standing units with roll edge work surfaces. Built in eye level oven, Built in hob with extractor over, integrated dish washer and fridge freezer. Wall mounted gas combi boiler concealed in cupboard.

Conservatory

Double glazed windows to side and rear aspect. Double glazed door to garden

Landing

Double glazed window, doors to all rooms, loft access

Bedroom 1

Double glazed window to rear aspect. Built in cupboard, radiator

Bedroom 2

Double glazed window to rear aspect, radiator

Bedroom 3

Double glazed window to rear aspect, radiator.

Bathroom

Doubled glazed window to front aspect, 3 piece suite with low level W.C, Panel bath with mixer tap and shower attachment over. Part tiled walls.

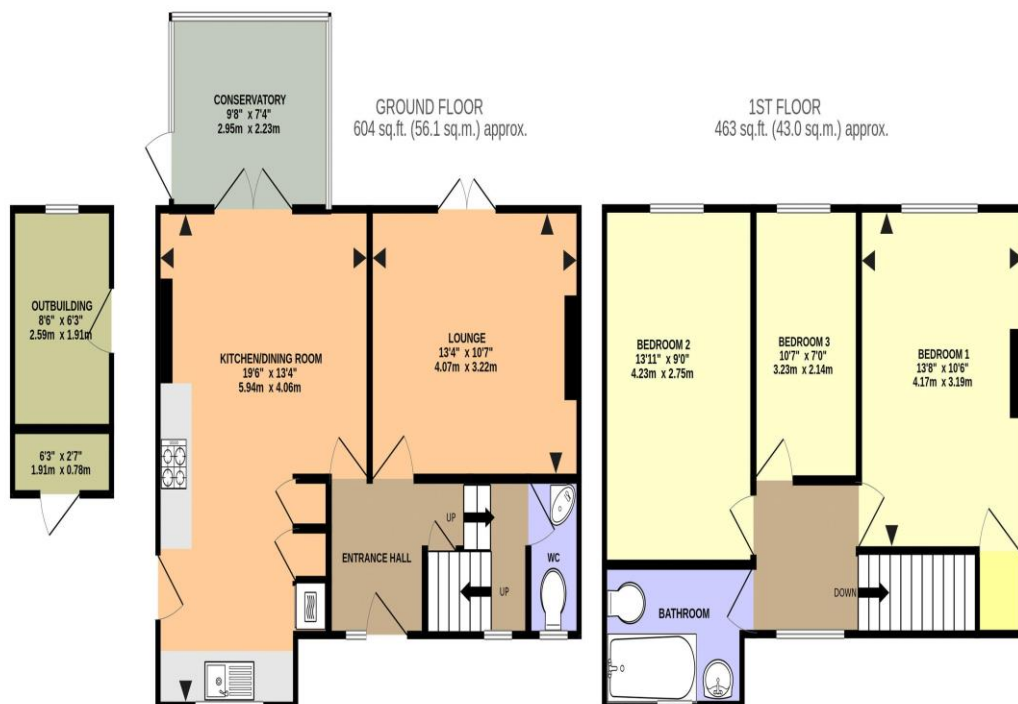
OUTSIDE

Front garden

Laid to lawn with path to front door. Side access to rear garden.

Rear Garden

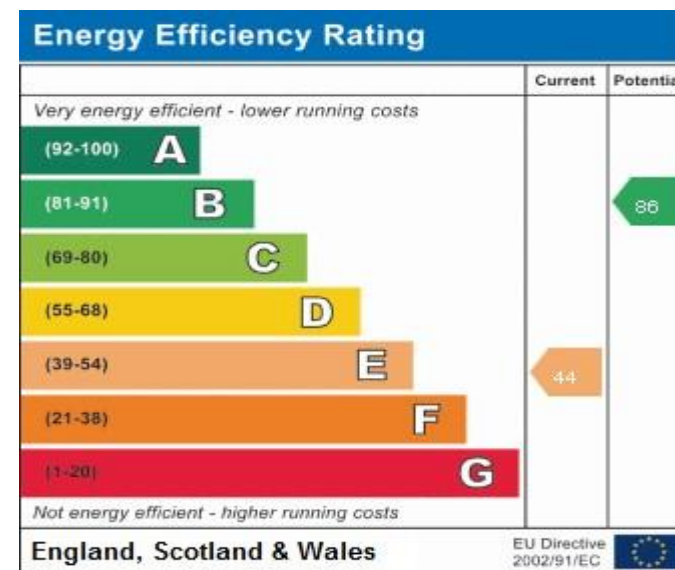
Decked area with steps rising to lawn, flower and shrub borders. Brick build storage buildings, gated access to front of property.



WOODLAND CLOSE, TRING HP23 6BY (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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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.

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