





**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.

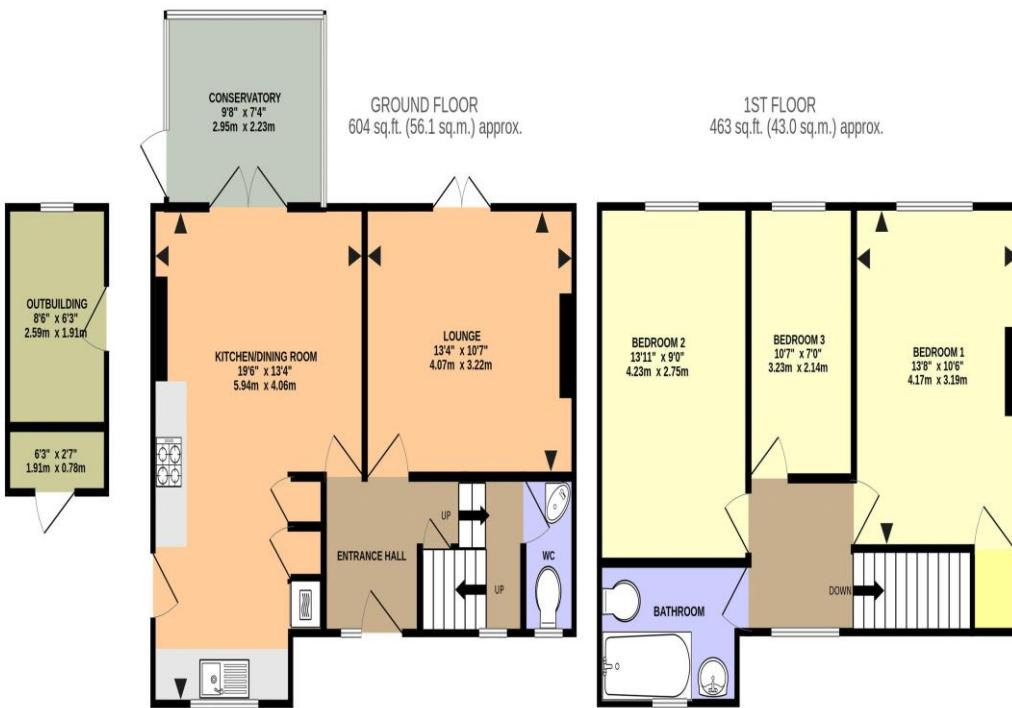
OUTSIDE

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.

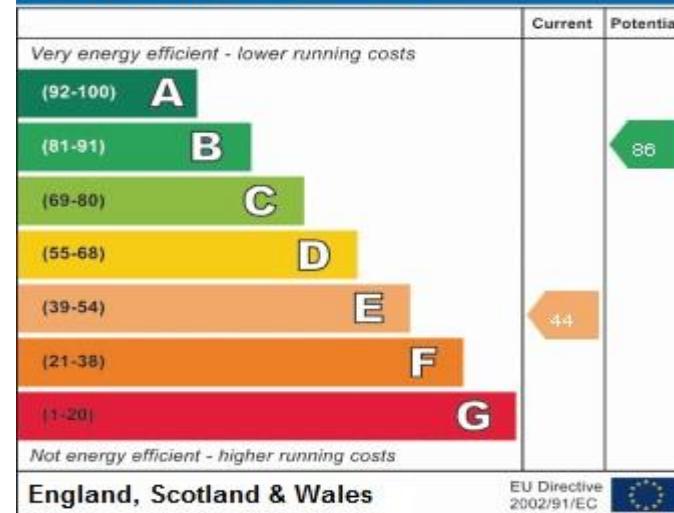


WOODLAND CLOSE, TRING HP23 6BY (PRODUCED FOR MICHAEL ANTHONY)

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

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Energy Efficiency Rating



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.