





Guide Price
£625,000

Located on the popular road of Christchurch in Tring, only a short distance from local shops and schools and a short walk down the hill to Tring high street, this three bedroom semi-detached home is welcomed to the market offering a refitted downstairs cloakroom, lounge, open plan kitchen/dining room with French doors opening out onto a good sized rear garden and utility. With other benefits of a large front garden with driveway parking and single garage, as well as the potential to extend (STPP).

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double glazed window to front aspect. Radiator. Door to w.c, door to inner hall, door to stairs rising to the first floor, door to utility, opening to lounge.

CLOAKROOM

Frosted double glazed window to rear aspect. Low level w.c. wash hand basin.

LOUNGE

Double glazed bay window to front aspect. Radiator. Feature fireplace. Glazed door to study/family room.

STUDY

Radiator. Door to cupboard.

KITCHEN/DINER

Double glazed window to rear. Double glazed frosted door to side. Wall mounted and floor standing units with work surface areas over. One and half sink with mixer taps, built in oven and hob with extractor fan over. Double glazed side door to rear. Storage cupboard, radiator.

UTILITY

Wall mounted and floor standing units with work surface over. Single drainer sink with mixer tap. Plumbing for washing machine, space for tumble dryer, space for fridge freezer, space for under counter fridge, opening to kitchen / dining room.

LANDING

Double glazed windows to rear and side aspects. Access to bedrooms and loft space.

BEDROOM ONE

Double glazed window to front aspect. Airing cupboard, lagged water cylinder.

BEDROOM TWO

Double glazed window to rear aspect. Radiator. Storage cupboard.

BEDROOM THREE

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to rear. Refitted panelled bath with power shower attachment overhead, low level w.c., wash hand basin.

GARAGE

Split into store and kitchen area. Floor standing units with worksurface over, single drainer stainless steel sink with mixer tap, space for cooker, plumbing for dishwasher. Power and light.

FRONT GARDEN

Mainly laid to lawn, hardstanding for several cars, mature hedges.

REAR GARDEN

Mainly laid to lawn, shingled seating area, gated side access.

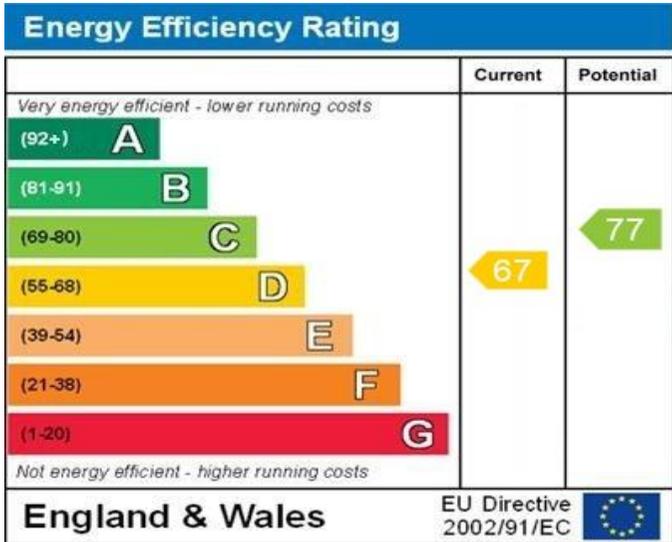


Christchurch Road



Approximate Total Area
 1070 sq ft / 99.4 sq m
 Outbuilding = 106 sq ft / 9.9 sq m
 Total = 1176 sq ft / 109.3 sq m

This plan is for layout guidance only.
 Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan,
 please check all dimensions,
 shapes and compass bearings before
 making any decisions reliant upon them. (ID1286221)



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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.

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

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