





**Guide Price
£550,000**

A charming two bedroom end of terrace Victorian cottage with additional loft room located in the heart of the conservation area just a short walk from the Town Centre and Tring Park. The property offers spacious accommodation including an open plan kitchen/dining room with bi-fold doors, lounge/family room and generous upstairs bathroom.

Property Description

ENTRANCE

Door to:

LOUNGE

Double glazed sash window to side aspect. Feature fireplace, opening to family room, radiator.

DINING ROOM

Double glazed bi-folding doors to rear, double glazed window to front aspect. Underfloor heating.

STUDY/PLAY ROOM

Opening to lounge, radiator.

KITCHEN

Double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with work surface over, butler sink with mixer tap, built-in oven and gas hob, integrated dishwasher, space for fridge freezer, radiator, concealed wall-mounted gas boiler, opening to dining room, wooden floor, stairs rising to first floor.

LANDING

Access to loft space, doors to bedrooms, exposed floor boards.

BEDROOM ONE

Double glazed sash window to side aspect. Radiator, built-in wardrobes.

BEDROOM TWO

Double glazed sash window to side aspect. Radiator, feature fireplace, exposed floor boards, steps to loft room.

LOFT ROOM

Double glazed Velux window to side aspect.

BATHROOM

Double glazed frosted sash window to side aspect. Panelled bath with shower over, pedestal wash hand basin, low level WC, storage cupboard, radiator.

OUTSIDE

REAR GARDEN

Patio area with shed, outside light, outside tap, flower and shrub beds.

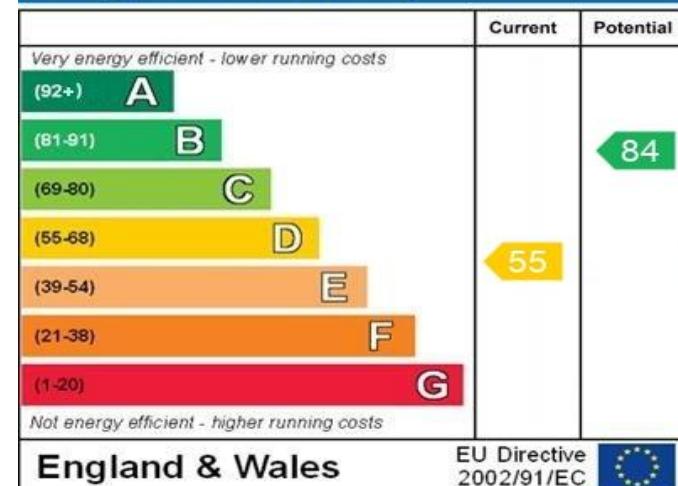


LANGDON STREET, TRING HP23 6AZ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1011 sq.ft. (93.9 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