

Guide Price
£680,000

A deceptively spacious four-bedroom detached town house which is ideally situated within the town centre offering easy access to all amenities. The property has been tastefully extended to now provide a lovely spacious and bright family home which combines all modern amenities with the charm and character of a Victorian home. Benefits include two reception rooms, vaulted kitchen/dining room, a basement providing a utility room and workshop, enclosed gardens and the added benefit of off-road parking for two cars. No Onward Chain.

Property Description

ENTRANCE

Double glazed stained glass leaded light door to:

ENTRANCE HALL

Tiled flooring, picture rail, opening to sitting room.

SITTING ROOM 14' 7" x 11' 4" (4.44m x 3.45m)

Twin double glazed sash windows to front. Two radiators, picture rail, recessed spotlighting, opening to inner hall.

INNER HALL

Stairs to first floor, storage cupboard, door to lounge.

LOUNGE 15' 7" x 11' 8" (4.76m x 3.55m)

Feature cast iron open fireplace, radiator, opening to kitchen and door to stairs leading to basement.

KITCHEN/DINING ROOM 20' 2" x 11' 2" narr to 9'1 (6.14m x 3.40m)

A wonderful vaulted room which is fitted with a range of both floor and wall mounted units with wooden work surface over, Range cooker with extractor fan over, Butler sink with mixer tap, integrated dish washer and coffee machine, tiled floor with underfloor heating. Double glazed double doors and windows to rear and three double glazed velux windows.

CLOAKROOM

Low level w.c. wash hand basin, recessed spotlighting, extractor fan.

BASEMENT

The basement is divided into different areas, the first as cupboards used as a workshop 16' x 7'3 with power and light. The second area is a utility room 11'2 x 6' with plumbing for automatic washing machine two radiators and built in cupboards and finally the third area is a boiler room housing the gas combination boiler and Megaflo.

LANDING

Double glazed window to side and stairs to second floor.

BEDROOM ONE 15' 2" x 13' 1" (4.62m x 3.98m)

Double glazed windows to rear. Range of built in wardrobes, radiator, feature cast iron fireplace.

BEDROOM TWO 14' 6" x 13' 1" (4.42m x 3.98m)

Bay window to front. Feature tiled fireplace, radiator, dimmer switch, picture rail.

SECOND FLOOR LANDING

Double glazed window to side. Radiator, access to boarded loft with lighting via extending ladder.

BEDROOM THREE 15' 2" x 13' 1" (4.62m x 3.98m)

Double glazed window to rear. Feature fireplace. Radiator, dimmer switch.

BEDROOM FOUR 13' 10" x 6' 10" plus recess (4.21m x 2.08m)

Double glazed window to front. Radiator, dimmer switch, feature cast iron fireplace, built in cupboard.

BATHROOM

Comprising freestanding bath with mixer tap, tiled shower cubicle, wash hand basin, low level w.c. tiled floor, heated towel rail, wood panelling to walls, recessed spotlighting, extractor fan. Double glazed window.

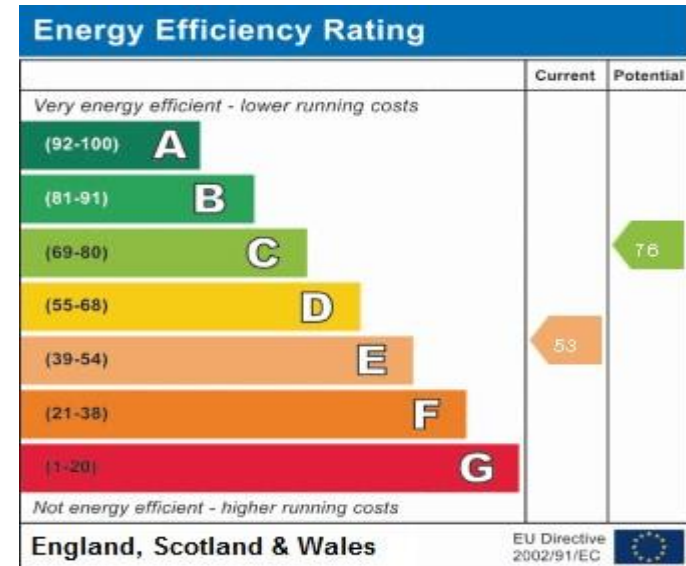
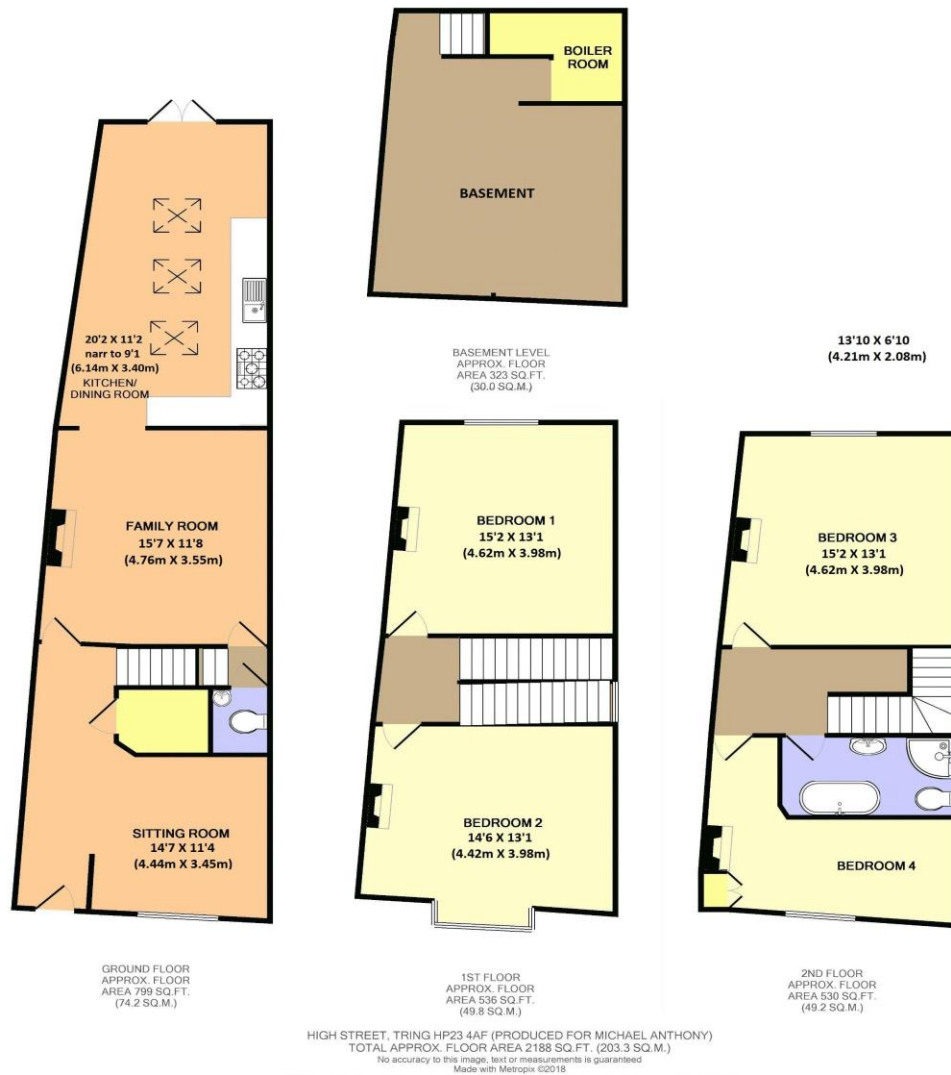
OUTSIDE

FRONT GARDEN

Small shingled area surrounded by a low brick wall and wrought iron fencing.

REAR GARDEN

Laid for low maintenance as a paved garden with round flower and shrub beds all enclosed by panel fencing, gated rear access to parking area.



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