

**2 Grange Road, Tring,
Hertfordshire, HP23 5JP**



- * FLEXIBLE ACCOMMODATION * POTENTIAL FOR ANNEXE**
- * FIVE / SIX BEDROOMS**
- * SOUGHT AFTER LOCATION**
- * EN-SUITE MASTER BEDROOM WITH DRESSING ROOM**
- * GARAGE**
- * WALKING DISTANCE TO SCHOOLS * CORNER PLOT**

Ideally situated within the heart of the ever sought after Grove area this well presented five/six bedroom detached family home has been tastefully extended to provide flexible, spacious accommodation throughout. Further benefits include five/six reception rooms, potential for annexe, garage, generous corner plot garden and en-suite master bedroom with dressing room.

Guide Price £1,250,000 Freehold

ACCOMMODATION

ENTRANCE

Door to:

ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, radiator, doors to cloakroom, kitchen and lounge.

CLOAKROOM

Frosted double glazed window to side aspect. Low level w.c. wash hand basin with storage below, heated towel rail, extractor fan.

LOUNGE

20' 10" x 10' 11" (6.35m x 3.32m)

Double glazed bay window to front. Glazed double door to dining room, radiator, feature fireplace, glazed door to music room.

KITCHEN/BREAKFAST ROOM

17' 0" x 10' 11" (5.18m x 3.32m)

Double glazed window to rear. Range of wall mounted and floor standing units with granite work surface over, butler sink with mixer tap, breakfast bar, space for Range cooker with extractor fan over, integrated microwave and dishwasher. Opening to family room, opening to dining room, door to utility, door to bedroom six/annexe, underfloor heating.

UTILITY ROOM

Wall mounted and floor standing units with granite work surface over, single drainer ceramic sink with mixer tap, plumbing for washing machine, space for tumble dryer, extractor fan, door to garage.

DINING ROOM

16' 10" x 11' 11" (5.13m x 3.63m)

Pitched glass roof, double glazed windows to rear and side aspects, double glazed double doors to side, spotlighting, air conditioning unit.

FAMILY ROOM

16' 2" x 10' 11" (4.92m x 3.32m)

Pitched roof with exposed beams, double glazed double doors to rear and side aspects, double glazed window to rear. Underfloor heating.

MUSIC ROOM

11' 0" x 9' 9" (3.35m x 2.97m)

Double glazed window to rear aspect. Radiator, built in storage cupboard, door to study.

STUDY

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window to front aspect. Radiator.

BEDROOM SIX / ANNEXE

13' 3" x 10' 11" (4.04m x 3.32m)

Double glazed french doors to rear, skylight, underfloor heating, door to en-suite.

EN-SUITE

Double shower cubicle, low level w.c. vanity wash hand basin, skylight.

LANDING

Frosted double glazed window to side aspect. Access to loft space, radiator, doors to bedrooms and bathroom.

MASTER BEDROOM

17' 2" x 11' 0" (5.23m x 3.35m)

Double glazed windows to rear and side aspects. Radiator. Door to en-suite. Opening to dressing area.

DRESSING AREA

7' 4" x 6' 3" (2.23m x 1.90m)

Range of built in wardrobes. Cupboard housing water cylinder.

EN-SUITE

Tiled shower cubicle. Low level W.C. Vanity wash hand basin. Double glazed frosted window to side. Heated towel rail. Extractor fan.

BEDROOM TWO

12' 0" x 11' 0" into bay (3.65m x 3.35m)

Double glazed bay window to front aspect. Built in wardrobe, radiator.

BEDROOM THREE

11' 1" x 9' 11" up to built in wardrobe' (3.38m x 3.02m)

Double glazed window to front. Built in wardrobe, radiator.

BEDROOM FOUR

11' 3" x 7' 11" up to built in wardrobe (3.43m x 2.41m)

Double glazed window to rear. Built in wardrobe, radiator.

BEDROOM FIVE

11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear and double glazed velux window to rear. Tiled shower cubicle, low level w.c. vanity wash hand basin, panelled bath with shower attachment, heated towel rail, radiator, extractor.

OUTSIDE

GARAGE

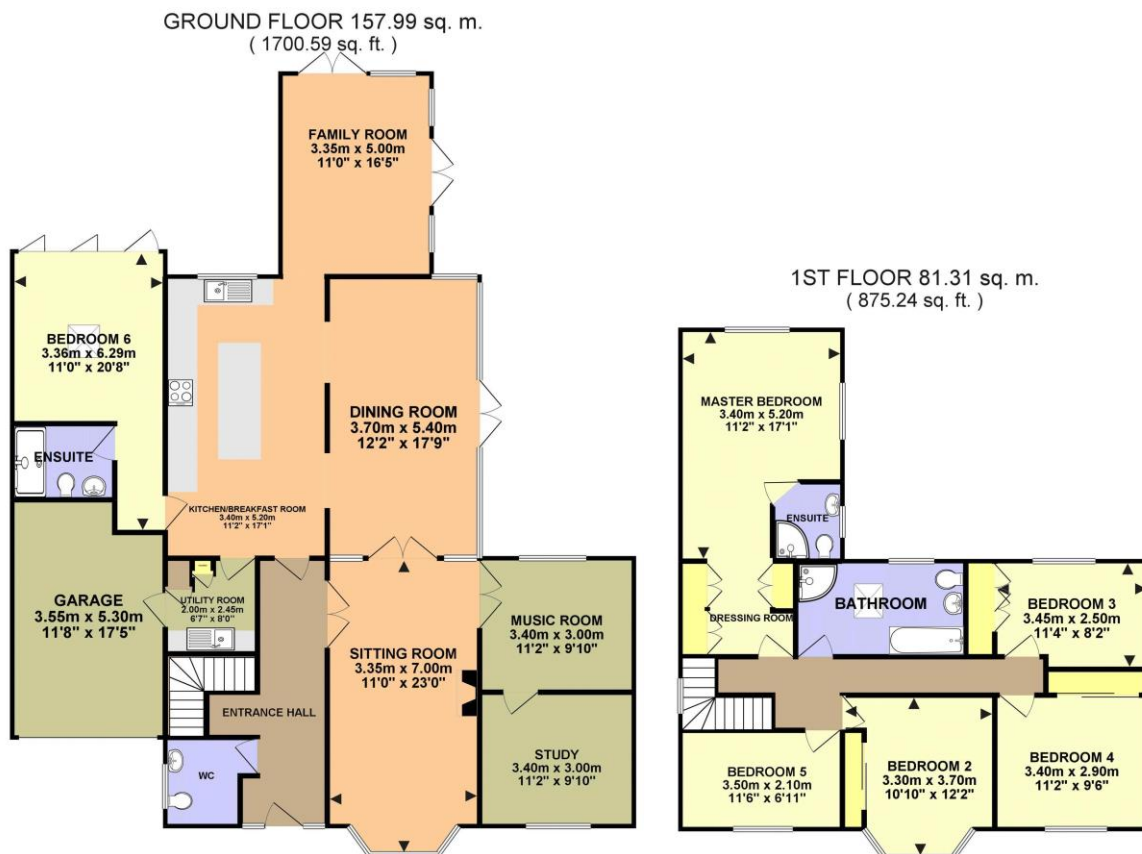
Electric roller door, power and light, wall mounted gas boiler.

FRONT GARDEN

Block paved driveway providing off road parking for several cars, shingled and lawn areas, outside light.

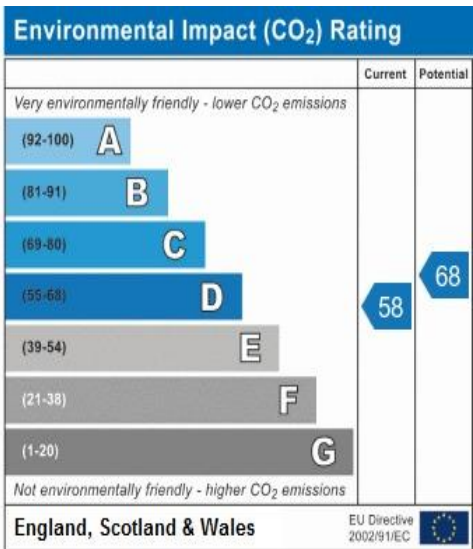
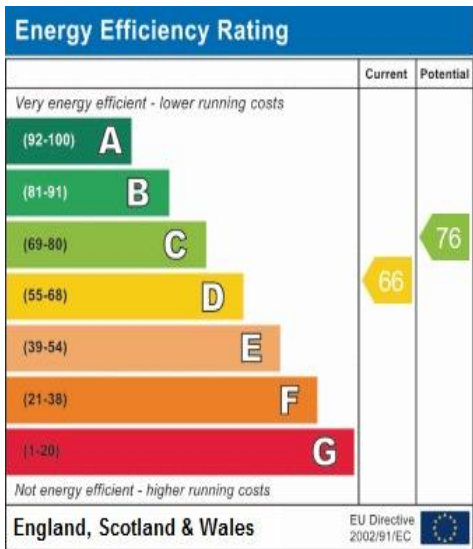
REAR GARDEN

Mainly laid to lawn with patio area, timber storage shed, decked area, double gated access to further parking area.



TOTAL FLOOR AREA : 239.30 sq. m. (2575.83 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019





Michael Anthony Estate Agents 79 High Street Tring, HP23 4AB
Tel: 01442 891177 Email: tring@michaelanthony.co.uk
www.michaelanthony.co.uk

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