





Guide Price
£650,000

Standing on a generous plot overlooking the rolling Chiltern hills this three bedroom detached property with no upper chain is presented to the market for the first time in nearly 80 years and offers tremendous potential for further development/improvement (stpp).

Property Description

ENTRANCE PORCH

Door to,

ENTRANCE HALL

Stairs raising to first floor, Under-stairs storage cupboard, storage cupboard, door to side and radiator.

KITCHEN/BREAKFAST ROOM

Glazed window to both sides, glazed window to rear, range of floor and wall mounted units, two bowl stainless steel sink with mixer tap, plumbing for washing machine, space for cooker, space for fridge freezer.

REAR LOBBY

Door to kitchen, door to both sides, door to w.c.

CLOAKROOM

Glazed window to side, Low level W.C., door to storage.

DINING ROOM

Glazed window to rear and side, radiator.

LOUNGE

Glazed bay window and glazed window to front, glazed window to rear, feature fire place with wood burner, two radiators.

LANDING

Storage cupboard, two radiators.

BEDROOM ONE

Glazed window to front, radiator.

BEDROOM TWO

Glazed window to side, radiator.

BEDROOM THREE

Glazed window to rear, radiator.

STUDY

Glazed window to rear.

BATHROOM

Glazed window to side, panelled bath with mixer tap, pedestal wash hand basin, radiator. W.C. - Glazed window to side, low level w.c and access to loft space.

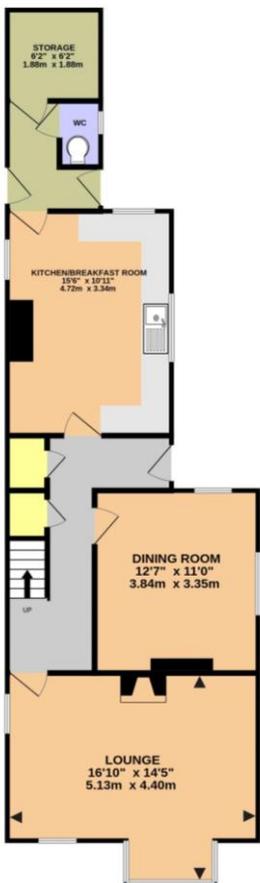
REAR GARDEN

Mainly laid to lawn with flower and shrub bushes and patio area.

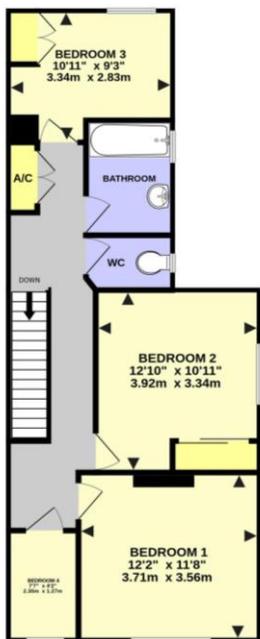
FRONT GARDEN

Flower and shrub beds with driveway parking.

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



MARSWORTH ROAD, PITSTONE LU7 9AT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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