





Guide Price
£595,000

Located within a popular cul de sac this beautifully presented three bedroom semi detached family home has been tastefully extended and renovated to now offer generous accommodation including open plan kitchen/dining room, two reception rooms, utility with downstairs WC along with the added benefit of driveway parking.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Stairs rising to first floor.

LOUNGE

Double glazed bay window to front, radiator, opening to Kitchen/Diner, sliding door to study.

STUDY

Double glazed window to front and side aspect, built in storage and hide away desk, underfloor heating.

KITCHEN/DINER

Range of both floor and wall mounted units with quartz work surfaces over, island and breakfast bar with integrated hob with extractor fan over, stainless steel sink unit with mixer tap, built in oven, integrated combination microwave, integrated fridge freezer, integrated dishwasher, underfloor heating (under dining table), double glazed bifold door to rear, skylight, door to utility.

UTILITY

Quartz work surface, Plumbing for washing machine, space for tumble dryer, double glazed door to rear aspect, cupboard with wall mounted gas boiler, under floor heating, storage cupboard, pantry, door to W.C.

CLOAKROOM

Double glazed frosted window to side aspect. Low level w.c, underfloor heating, wash hand basin, storage cupboard.

LANDING

Access to loft space, airing cupboard housing lagged copper cylinder.

BEDROOM ONE

Two double glazed windows to front aspect. Two double glazed velux electric windows, radiator, built in wardrobes and storage, juliette balcony, double glazed door to rear.

BEDROOM TWO

Two double glazed window to front aspect, radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath with shower attachment over, low pedestal wash hand basin, low level WC, heated towel rail.

OUTSIDE

PARKING

Driveway for one car and visitor parking available.

FRONT GARDEN

Mainly laid to lawn, flower and shrub beds.

REAR GARDEN

Mainly laid to lawn with paved patio area, all enclosed by panel fencing, timber storage shed, gated side access, outside lighting, external power sockets.



LAKESIDE, TRING HP23 5HN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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