Michael ANTHONY

Bulbourne Court, Tring

£625,000 Freehold



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£625,000

This tastefully extended four-bedroom detached family home benefits from being within walking distance from the Grand Union Canal and Reservoirs and situated in a quite cul-de-sac. The property comprises of a large open plan living and dining room with working fire place, separate kitchen and downstairs cloakroom as well as, rear garden, off road parking and garage.

Property Description

ENTRANCE PORCH
Door to:

ENTRANCE HALL
Double glazed frosted window to front aspect. Radiator. Stairs to first floor with storage cupboard below, storage cupboard.

CLOAKROOM
Double glazed window to side aspect. Low level w.c. wash hand basin, radiator.

LOUNGE
Double glazed window to rear and side aspect. Feature fireplace. Two radiators, opening to dining room.

DINING ROOM
Double glazed windows to side and rear and double glazed double doors to the side. Radiator.

KITCHEN/BREAKFAST ROOM
Two double glazed windows to the front aspect. Fitted with a range of both floor and wall mounted units with rolled edge work surface over. One and half single drainer stainless steel sink unit with mixer tap, integrated dish washer, plumbing for automatic washing machine, built in oven and gas hob with extractor fan over, integrated fridge and freezer, cupboard housing gas boiler, breakfast bar, radiator.

LANDING
Double glazed window to side aspect. Airing cupboard housing water cylinder.

BEDROOM ONE
Double glazed window to rear aspect. Range of built in wardrobes, Radiator, door to en-suite:

EN-SUITE
Double glazed frosted window to side. Tiled shower cubicle, wash hand basin, low level w.c, heated towel rail, tiled floor, tiled walls.

BEDROOM TWO
Double glazed window to rear aspect. Radiator. Access to loft space.

BEDROOM THREE
Double glazed windows to front and side. Radiator, built in wardrobe.

BEDROOM FOUR
Double glazed window to side. Radiator.

BATHROOM
Double glazed frosted window to front aspect. Comprising panelled bath with shower attachment over, pedestal wash hand basin, low level w.c. part tiled walls, tiled floor, heated towel rail

OUTSIDE

GARAGE/PARKING
Garage to the rear, allocated parking and driveway parking.

FRONT GARDEN
Lawn area, flower and shrub borders, shingled area to side, outside light, bin store area.

REAR GARDEN
Patio area, lawn area, electric point, side access.



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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