Michael ANTHONY

Grove Park, Tring

Guide Price £775,000 Freehold



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# Guide Price
# £775,000

Michael Anthony are delighted to offer for sale a wonderful detached bungalow which has been tastefully extended to now provide incredibly flexible accommodation including three bedrooms, a large sitting room which opens into a kitchen/dining room, main bedroom with ensuite shower room and a family bathroom. The property stands on a lovely sized southerly facing plot which includes driveway parking leading to the garage and is ideally situated on the Grove Park development offering easy access to all local amenities and is also being sold with no onward chain.

# Property Description

**ENTRANCE**
Double glazed leaded light door to:

**ENTRANCE HALL**
Radiator, airing cupboard, further built in cupboard, access to loft space.

**LOUNGE**
Double glazed leaded light window to front aspect. Two radiators, opening to:

**KITCHEN/DINING ROOM**
Fitted with a range of both floor and wall mounted units with work surfaces over, stainless steel single drainer sink with mixer tap, plumbing for automatic washing machine and dishwasher, built in oven and hob with extractor fan over, tiled floor, part tiled walls, wall mounted gas boiler, radiator. Double glazed double doors and windows to rear aspect.

**BEDROOM ONE**
Double glazed leaded light bay window to front aspect. Radiator.

**EN-SUITE**
Large walk in shower, wash hand basin with storage below, low level w.c, tiled walls, tiled floor, heated towel rail. Double glazed Velux window.

**BEDROOM TWO**
Double glazed window to rear aspect. Radiator.

**BEDROOM THREE**
Double glazed velux window. Built in cupboard.

**BATHROOM**
Comprising bath with mixer tap, wash hand basin with storage cupboard below, low level w.c., tiled floor, tiled walls, heated towel rail. Double glazed window.

**OUTSIDE**

**GARAGE**
Up and over door, power and light, double glazed door to garden.

**FRONT GARDEN**
Laid to lawn with flower and shrub beds and block paved driveway providing parking leading to the garage, outside sensor light.

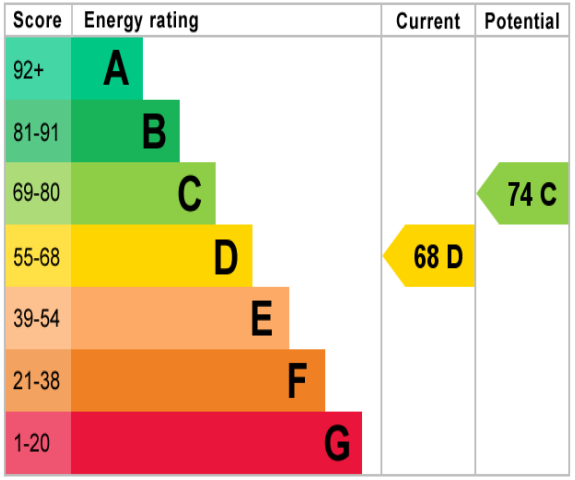
**REAR GARDEN**
A southerly facing plot which is mainly laid to lawn with paved patio areas and flower and shrub beds, all enclosed by panel fencing, personal door to garage, outside sensor lighting and cold water tap.




GROVE PARK, TRING HP23 5JS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1147sq.ft. (106.6 sq.m.) approx.

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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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