



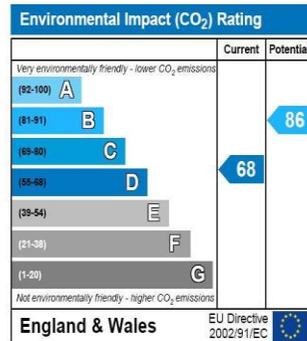
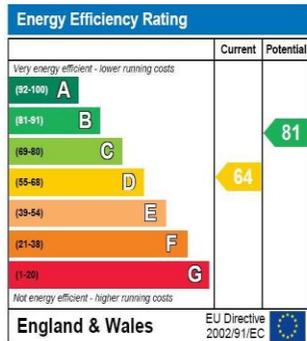
HUNTERS[®]
HERE TO GET *you* THERE

Langdon Street, Tring, HP23 6AZ

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Guide Price: £400,000

A charming character cottage which boasts accommodation set over four floors and benefits from being walking distance of the high street. The property comprises lounge/diner, kitchen breakfast room, large family bathroom, three spacious bedrooms, basement, enclosed garden.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE HALL

Half glazed door to:

BASEMENT

Feature fireplace, quarry tile flooring, two radiators, five wall light points.

LOUNGE/DINER

Sash window to front aspect. Two fireplaces with wooden mantle over, radiator, opening to kitchen and doors to stairs leading to first floor and basement.

KITCHEN

Range of both floor and wall mounted units with wooden work surface over, single drainer stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over, plumbing for washing machine and dishwasher, radiator, tiled floor, recessed spotlighting. Double glazed ceiling, glazed door to rear. Radiator, door to bathroom.

BATHROOM

White four piece suite comprising panelled bath with mixer tap, tiled shower cubicle, pedestal wash hand basin, low level w.c. tiled walls, recessed spotlighting. Double glazed window to rear aspect.

LANDING

Stairs to second floor

BEDROOM ONE

Sash window to front aspect. Radiator, feature fireplace,

BEDROOM TWO

Sash window to rear aspect. Radiator.

BEDROOM THREE

Sash window to rear aspect. Radiator, exposed beams, recessed lighting, built in cupboard housing boiler, eaves storage cupboard.

FRONT GARDEN

Shingled area with pathway leading to the front door.

REAR GARDEN

laid to lawn with block paved and shingled patio areas all enclosed by panel fencing.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 01442 500252

OPENING HOURS:

Monday - Friday: 09:00 am - 6:00 pm

Saturday: 9:30 am – 5:00 pm

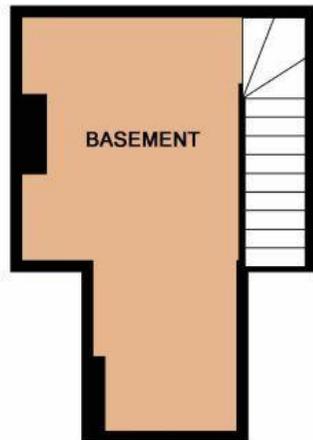
Sunday: 11:00 am– 2:00 pm

THINKING OF SELLING?

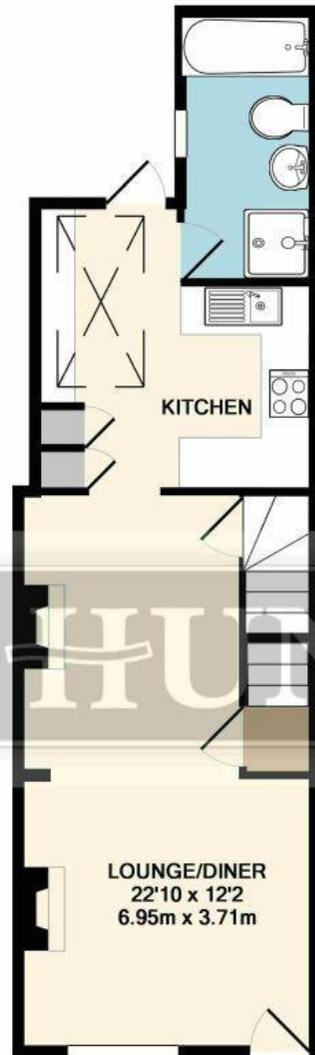
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



BASEMENT
 APPROX. FLOOR
 AREA 163 SQ.FT.
 (15.2 SQ.M.)



LOUNGE/DINER
 22'10 x 12'2
 6.95m x 3.71m

KITCHEN

BATHROOM

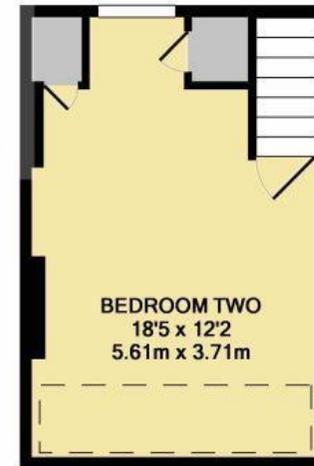
GROUND FLOOR
 APPROX. FLOOR
 AREA 455 SQ.FT.
 (42.2 SQ.M.)



BEDROOM THREE
 11'7 x 6'8
 3.52m x 2.03m

BEDROOM ONE
 12'2 x 11'3
 3.71m x 3.43m

1ST FLOOR
 APPROX. FLOOR
 AREA 275 SQ.FT.
 (25.6 SQ.M.)



BEDROOM TWO
 18'5 x 12'2
 5.61m x 3.71m

LOFT ROOM
 APPROX. FLOOR
 AREA 218 SQ.FT.
 (20.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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