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Wigginton

GUIDE PRICE £800,000



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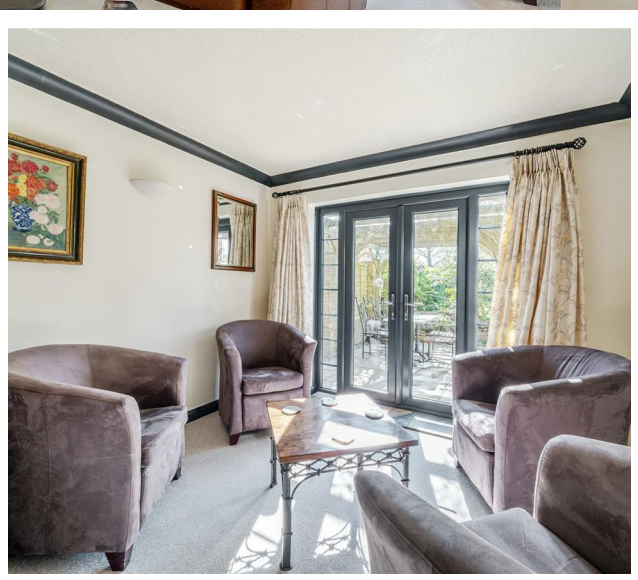
GUIDE PRICE

£800,000

Exceptionally rare to the market and positioned in a simply wonderful no through road setting just outside the centre of Wigginton and within close proximity to Tring & Berkhamsted. A flexible 3/4 bedroom semi-detached home boasting a large Southerly facing plot with garden cabin and sold with no upper chain. Viewing is an absolute must!

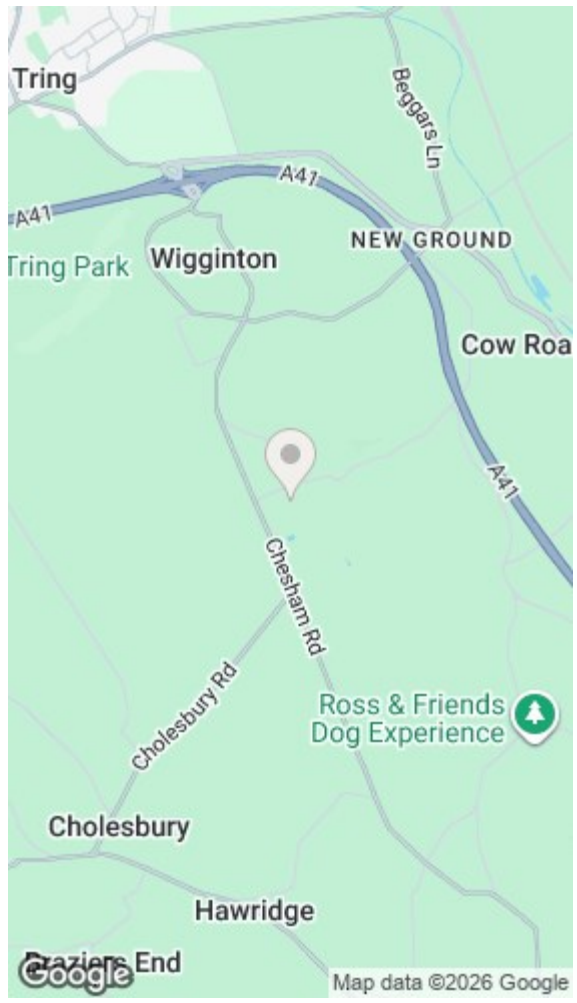


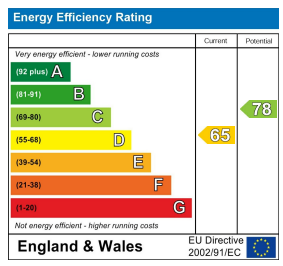


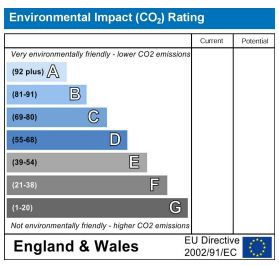


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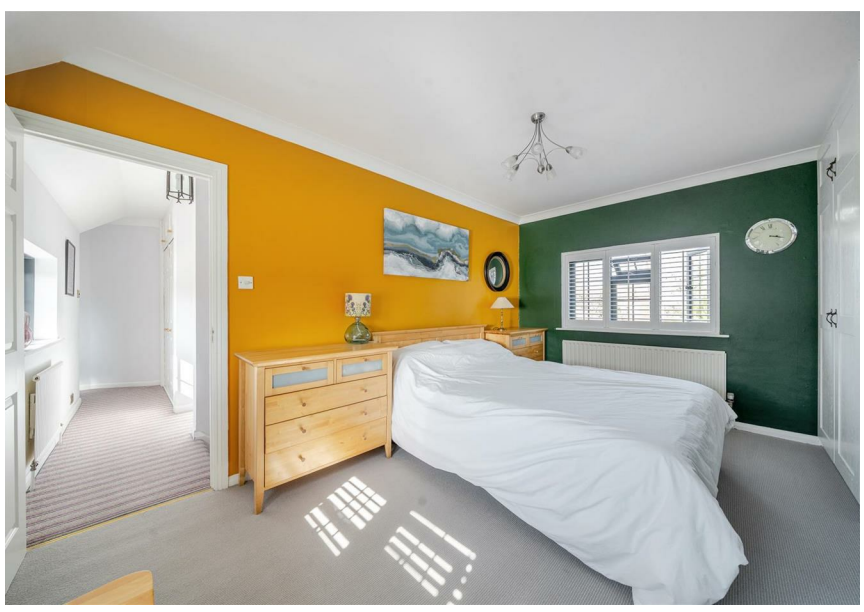






A rare chance to purchase a wonderfully position family home with a good size Southerly facing rear garden.





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Ground Floor
The front door opens to the entrance hall where stairs rise to the first floor and doors open to either side where the two principal reception rooms are located. The dining room has a feature fireplace and a front-facing window. The living room also has a front-facing window, an open grate fireplace, and direct access to the snug, which has double doors leading to the rear gardens. From here you walk through to the fitted kitchen which has a door to the rear garden, a door to the family room and a door to the dining room. The kitchen has been comprehensively refitted with a range of base and eye level units with granite worktops over and space for range style oven. The family room has a window to the rear and leads to the rear lobby which has a door opening to the outside and a door to the ground floor cloakroom. There is also the advantage of a dedicated utility room to the ground floor.

First Floor
The first floor has doors opening to all three double bedrooms with the main bedroom boasting two twin width fitted wardrobes and dual aspect with a window to the front and a window to the rear offering panoramic views over the garden. The bathroom which has been fitted with a white three piece suite is also positioned at this level.

Outside
The property has hedging to the front giving it a great degree of privacy with opening to an extensive block paved driveway. A side gate leads to the rear garden which has an extensive flagstone patio area to the rear boundary which leads to the main portion of the Southerly facing rear garden which is mainly laid to lawn. There are a number of herbaceous beds and boarders throughout the rear garden along with several specimen and fruit trees. At the rear boundary is the garden cabin which has power set up to be connected and currently used a home gym.

The Location
The property is surrounded by countryside and is within easy reach of local amenities. Champneys resort is just along the road offering gym and spa facilities while in the opposite direction towards the village centre is the Grey Hound gastro pub serving wonderful, traditional pub food, adjacent to the café in the park along with the village shop. The beautiful countryside is an Area of Outstanding Natural Beauty and gives access to bridleways and footpaths nearby. Tring Park is a brisk walk away offering splendid walks among 300 acres of woodland and undulating fields. Tring is easily accessible and offers additional amenities which cater for ones day to day needs, including M&S, Costa Coffee and Tesco to name just a few. The A41 provides convenient access to the M1 and M25 motorways making London Airports accessible, and Tring train station provides a fast and frequent service to London Euston (approx. 40 minutes). St.Bartholomew's Primary School in the village is OFSTED 'outstanding' and feeds Tring Secondary School. There is a choice of private education nearby with Berkhamsted School about five miles away and Tring School for the Performing Arts just down the road in Tring.

Agents Information For Buyers
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.







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