



31 Kingsley Walk Tring

£410,000 Freehold

NO ONWARD CHAIN - Michael Anthony Village Homes are pleased to present to the market this very well presented three bedroom end of terrace family home, ideally located in heart of Tring. The property has been well looked after by the current owner comprising, entrance porch, spacious living room through to a well designed kitchen/diner with patio doors opening out to low maintenance rear garden, mainly laid to lawn. Upstairs are three good size bedrooms boasting two double rooms and one single bedroom and a fitted family bathroom. The property also benefits a fully secure single garage in a block just a short walk from the property and on street parking is also available. Please contact Michael Anthony Village Homes for further information or to book an appointment to view this home.

31 Kingsley Walk

Tring
Hertfordshire
HP23 5DN

- NO ONWARD CHAIN
- THREE BEDROOMS
- END OF TERRACE
- FAMILY BATHROOM
- SPACIOUS LOUNGE
- KITCHEN/DINER
- GARAGE
- LOW MAINTENANCE GARDEN
- HEART OF TRING
- Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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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