

HUNTERS®

HERE TO GET *you* THERE



Wick Road

Wigginton, Tring, HP23 6EL

Offers In Excess Of £625,000



9 Wick Road

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- THREE BEDROOMS
- INTERACTIVE VIRTUAL TOUR
- PICTURESQUE VIEWS
- GENEROUS SIZE REAR GARDEN
- TWO RECEPTION ROOMS
- UTILITY/CLOAKROOM
- GYM/WORKSHOP
- VILLAGE LOCATION
- OPEN PLAN LIVING AREA
- DRIVEWAY PARKING FOR AMPLE CARS

Hunters are pleased to market this stunning three bedroom semi-detached family home located in the highly sought after village of Wigginton.

Offering versatile living accommodation this well presented property comprises; entrance porch, hallway, sitting room, family room, kitchen/diner, utility/cloakroom, three bedrooms and bathroom. Outside is an generous size enclosed rear garden with a gym/workshop and ample driveway parking over looking the community park.

Wigginton is set in The Chilterns and is widely admired for its outstanding natural beauty and with the world famous Champneys Health Resort on the outskirts of the village. Local St Bartholomew's Church of England Primary school is highly regarded and the Greyhound public house offers a wide range of real ales and fresh food. There is also a village shop and café. The village is within distance of the M25, J20, and London (Euston from approx. 36 mins by train). The neighbouring towns of Tring, Berkhamsted and Chesham are within a short drive and offer a wide range of recreational, shopping and educational facilities. Sporting activities are also well catered for with Berkhamsted, Ashridge and various Golf & Country clubs.

Entrance Porch

Entry via part glazed door. Double glazed window to front aspect. Tiled flooring.

Hallway

Double glazed window to side aspect. Engineered wood effect flooring and radiator. Stairs to first floor landing. Door to garden.

Sitting Room

Double glazed window to front aspect. Engineered wood effect flooring and radiator.

Family Room

Cast iron wood burner. Engineered wood effect flooring and radiator.

Kitchen/Diner

Double glazed window to rear aspect. Bi-fold doors to garden and two skylights. A range of floor and wall mounted units consisting of drawers and cupboards with wooden worktop over. Single bowl ceramic sink. Integrated dishwasher and double ovens. Four ring electric hob with tiled splash back and extractor over. Space for fridge-freezer. Tiled flooring.

Utility/Cloakroom

Wall and floor mounted units with wooden worktop over. Wall mounted gas boiler. Single bowl stainless steel sink. Plumbing for washing machine. W/C. Heated towel rail.

Landing

Double glazed window to side aspect. Fitted carpet and loft access.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator.

Bedroom Two

Double glazed window to front aspect. Fitted carpet and radiator. Fitted wardrobe.

Bedroom Three

Double glazed window to front aspect. Fitted carpet and radiator. Over stairs cupboard.

Bathroom

Double glazed window top rear aspect. Four piece suite consisting of a bath tub with mixer taps, walk in shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

Gym/Workshop

Window to front aspect. Door to front aspect. Power and lights.

Front

Ample gravel driveway parking. Hedge border. Steps to front door.

Rear

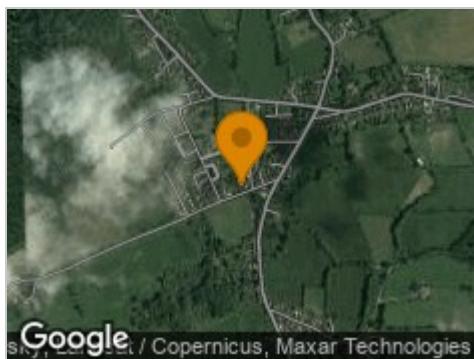
Generous sized enclosed rear garden. Mainly laid to lawn with a decking area. Mature flower bed. Water tap. Gated access to front. Sheltered storage space.



Road Map



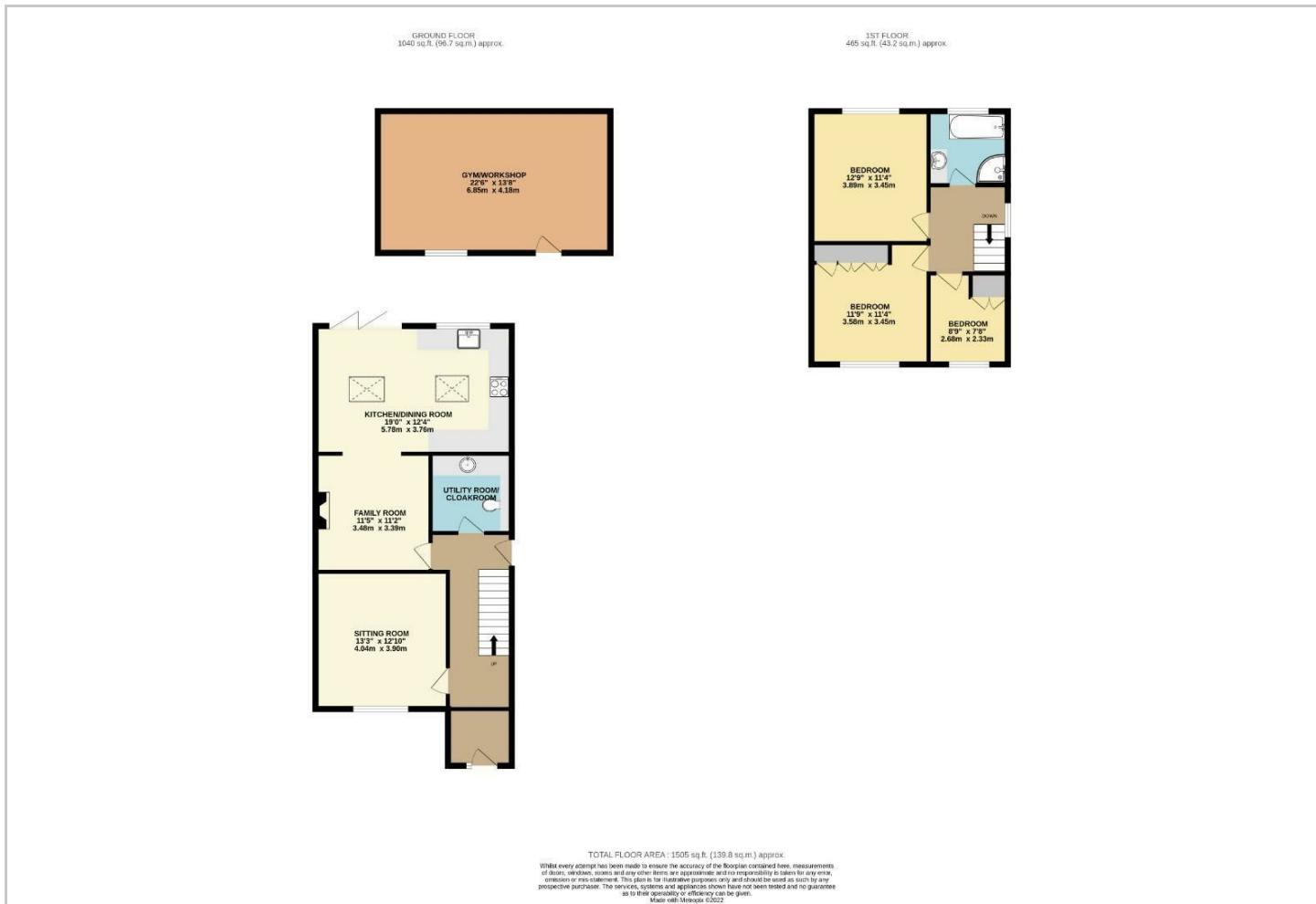
Hybrid Map



Terrain Map



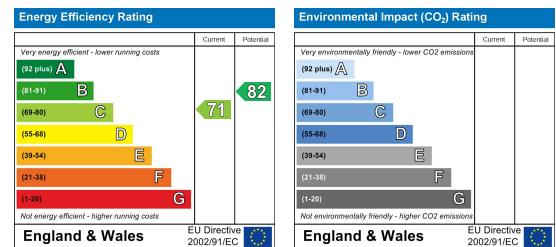
Floor Plan



Viewing

Please contact our Hunters Tring & Surrounding Villages Office on 01442 500252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.