



brown & merry

12 Hunters Close, Tring, Hertfordshire HP23 5QA

Guide Price £670,000 freehold

This detached family home is situated in the ever popular Grove area of Tring within easy reach of the High Street and just around the corner from Grove Road Primary School. Tring Secondary School is conveniently within walking distance and most of Tring's sporting facilities are in this general area also.

The house is set behind a pretty front garden with a pathway leading to the front door. The entrance hall provides access to all rooms including the cloakroom and main, dual aspect living room which features an ornamental brick fireplace and French doors to the rear garden. The second reception room is quite versatile and could be a dining room, play room or study. The kitchen is fitted with a range of wooden units with a built in electric double oven and a gas hob leaving space for the washing machine and dishwasher.

Upstairs are four double bedrooms and a family bathroom with white three piece suite.

The rear garden is west facing to capture the afternoon and evening sunshine and is mainly laid to lawn with mature shrubs and trees with a generous patio area. There is a detached garage at the rear with a personal door into the garden, and to the side are double wooden gates which open to a further parking area.





Tring is an attractive market town on the northern edge of the Chilterns and is surrounded by countryside. The A41 by-pass gives access to the M25 and for the commuter there is a fast and frequent train service to London Euston averaging 40 minutes. The town centre provides a mix of specialist and day-to-day shopping facilities including Marks & Spencer Simply Food, Tesco, butchers, newsagents, Costa Coffee and the popular Akeman restaurant as well as many other places to eat. The Charter Market is held on Fridays and there is a Farmers Market which takes place on alternate Saturdays. There is a good choice of private and state schools including Tring School & Tring Park School for Performing Arts. Nearby Berkhamsted also offers a choice of preparatory and public schools.



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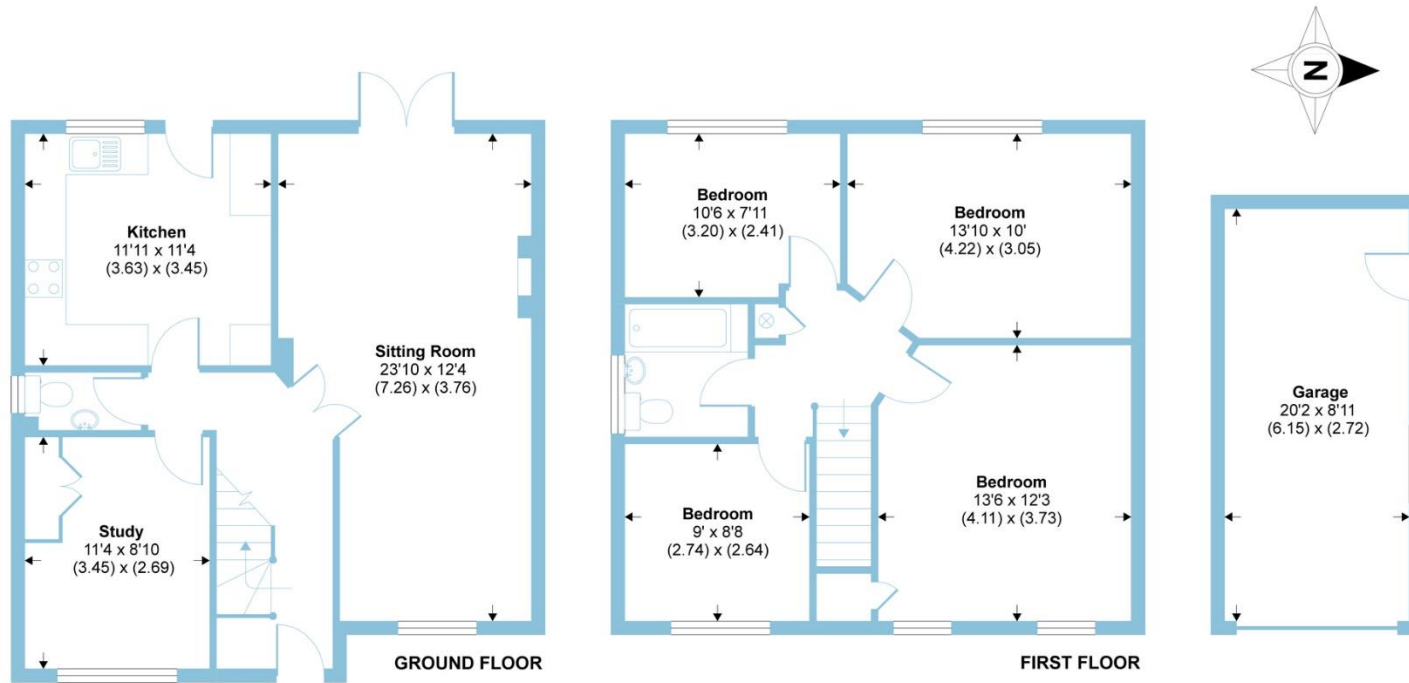
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EPC - D

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Approximate Area = 1390 sq ft / 129.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Brown & Merry. REF: 696298



Property Ref:

TRG106253 – version 8

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