



19 Nathaniel Walk, Tring

- EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- TWO LARGE RECEPTION ROOMS
- EN-SUITE to MASTER BEDROOM
- SOUTH-WESTERLY FACING REAR GARDEN
- INTERACTIVE VIRTUAL TOUR AVAILABLE
- KITCHEN BREAKFAST ROOM
- FOUR DOUBLE BEDROOMS
- EXCELLENT SCOPE to EXTEND (STNPP)
- GARAGE and DRIVEWAY PARKING
- EPC RATING - D

Offers In Excess Of £675,000

HUNTERS[®]
HERE TO GET *you* THERE

19 Nathaniel Walk, Tring

DESCRIPTION

Hunters are pleased to present this four bedroom semi-detached family home one of Tring's most popular residential locations. The property has excellent scope to extend (STNPP).

Offering versatile and flexible living accommodation the property benefits from an entrance porch and hall, open plan lounge - dining room, kitchen breakfast room, with first floor accommodation of main bedroom with en-suite shower room, three further double bedrooms and refitted family bathroom. Further benefiting from a south-westerly facing rear garden and patio, generous front garden, garage and driveway.

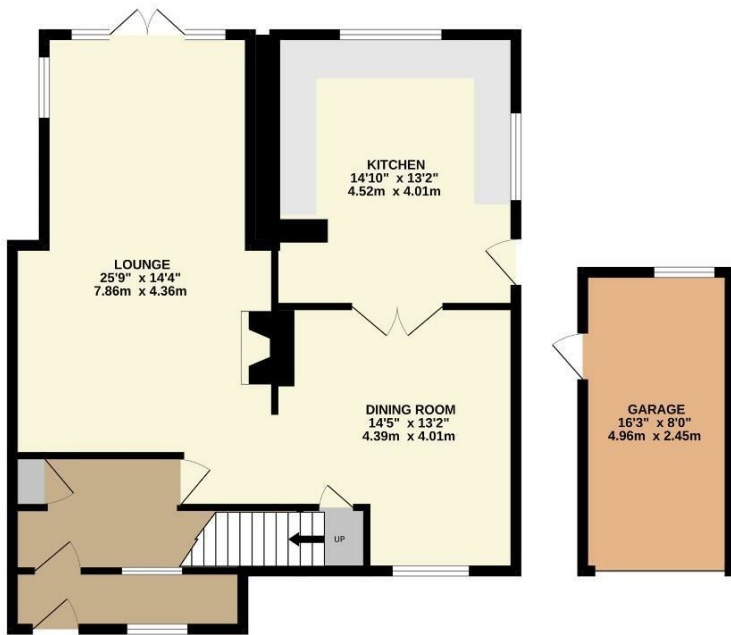
The historic market town of Tring provides a wide variety of independent shops and restaurants and is surrounded by beautiful rolling countryside.

Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

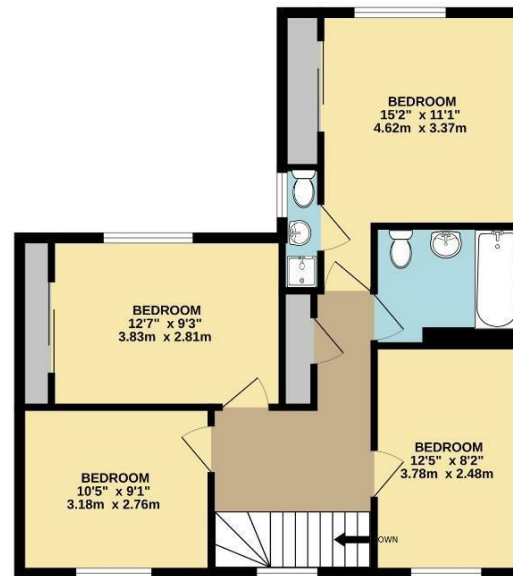




GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 1583 sq.ft. (147.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Current rating: 67 (D), Potential rating: 80 (B)

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.

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.

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