



HUNTERS[®]
HERE TO GET *you* THERE

43 Hunters Close, Tring, HP23 5PQ

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Offers In Excess Of £525,000

- EXTENDED THREE BEDROOM FAMILY HOME
- SOUGHT AFTER LOCATION
- DOWNSTAIRS CLOAKROOM
- OFFICE
- DRIVEWAY PARKING
- KITCHEN/BREAKFAST ROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- WELL PRESENTED THROUGHOUT
- SOUTH - EAST FACNG REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

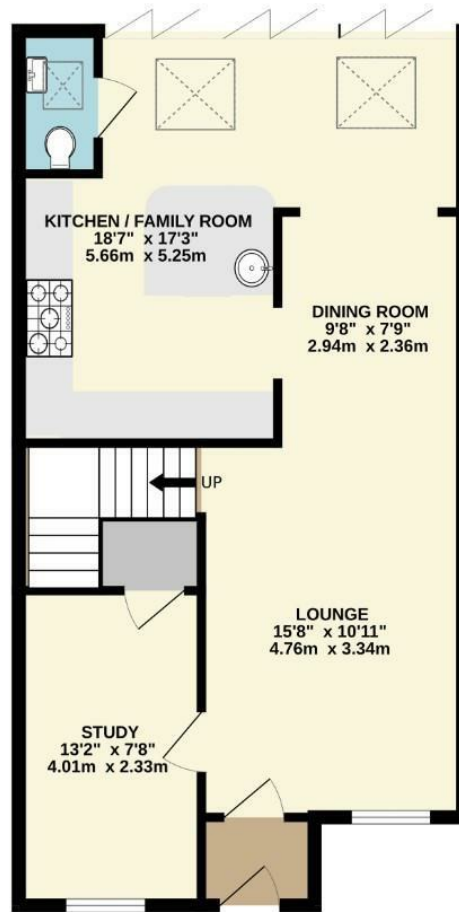
Hunters are delighted to present this extended three bedroom family home in sought after cul-de-sac location.

This beautifully home comprises; lounge with a separate snug that is currently used as a bedroom/office, dining area, kitchen breakfast room, downstairs cloakroom, three first floor bedrooms and family bathroom, south-easterly facing rear garden, front garden and driveway parking.

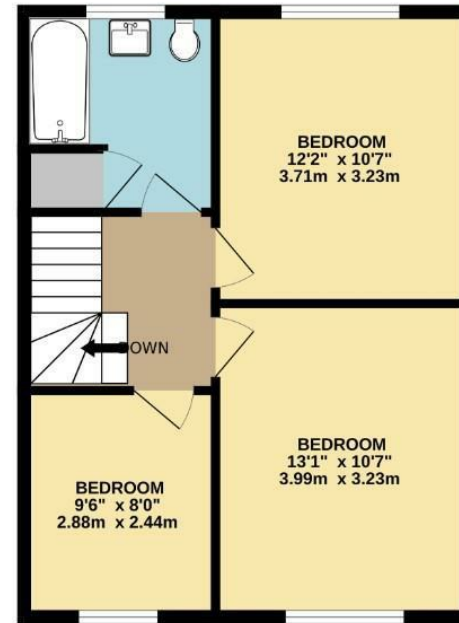
The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.

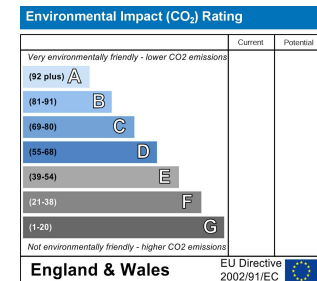
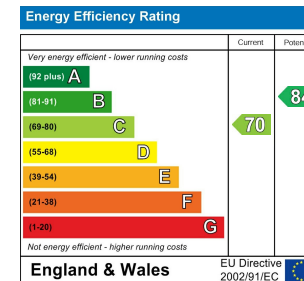


1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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.
Made with Metropix 6/2023.



Entrance Porch

Entry via a composite door. Tiled flooring.

Lounge

Double glazed window to front aspect. Engineered oak wood flooring and column radiator plus a real flame effect gas fire. Staircase to first floor

Dining Room

Engineered oak wooden flooring, column radiator, open to kitchen and family room.

Snug

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

Kitchen/Breakfast Room

A range of wall and floor mounted units consisting of both cupboards and drawers with a Granite worktop over. Single bowl stainless steel sink. Space and plumbing for washing machine, dishwasher and a fridge freezer. Integrated stainless steel five ring gas hob range cooker and extractor over. Engineered oak wood flooring. Boiling tap.

Cloakroom

Two piece suite comprising W/C and wash hand basin. Marble tiled floor and heated towel rail, double glazed Velux skylight to rear aspect.

Landing

Fitted carpet and doors to;

Bedroom One

Double glazed window to front aspect. Fitted carpet and radiator

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator

Bedroom Three

Double glazed window to front aspect. Fitted carpet and radiator. Access to loft space via a pull down ladder.

Bathroom

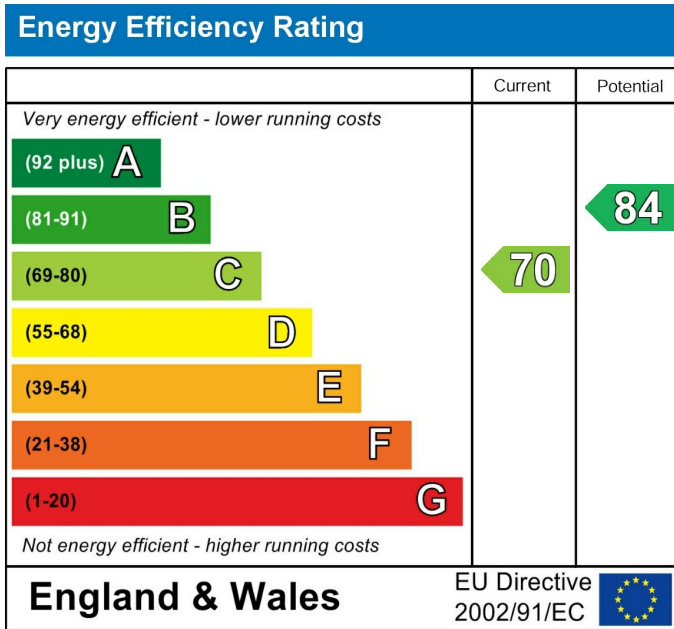
Double glazed window to rear aspect. Three piece suite comprising; bathtub with shower over, wash basin and W/C. Heated towel rail, double glazed casement window to rear aspect, extractor fan, airing cupboard.

Front

Mainly laid to lawn with pathway to front door and gated side access mature borders.

Rear

South easterly facing rear garden with a paved patio area and an area laid to lawn enclosed by fenced boundaries, garden shed, outside tap and lights, gated side access.



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. 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.







