



HUNTERS[®]
HERE TO GET *you* THERE

46 Icknield Way, Tring, HP23 4HZ

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Guide Price £850,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- SEPARATE UTILITY ROOM
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY PARKING and GARAGE
- PICTURESQUE COUNTRYSIDE VIEWS
- OFFICE
- DOWNSTAIRS CLOAKROOM
- LANDSCAPED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this four bedroom semi-detached family home, located on a highly sought after road with picturesque views over the open countryside.

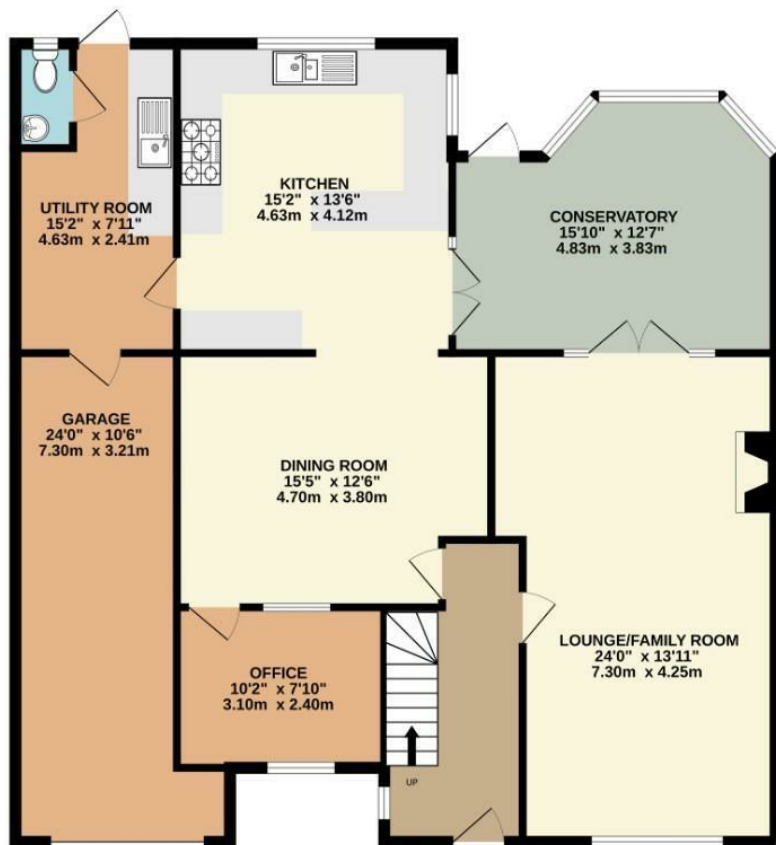
Offering versatile and flexible living accommodation this spacious property offers an entrance hall, lounge/family room, kitchen and separate utility room, dining room, conservatory and a downstairs cloakroom. First floor accommodation comprises of the main bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Externally this property benefits from a landscaped rear garden that is mainly laid to lawn with two seating areas, garage and driveway parking to front.

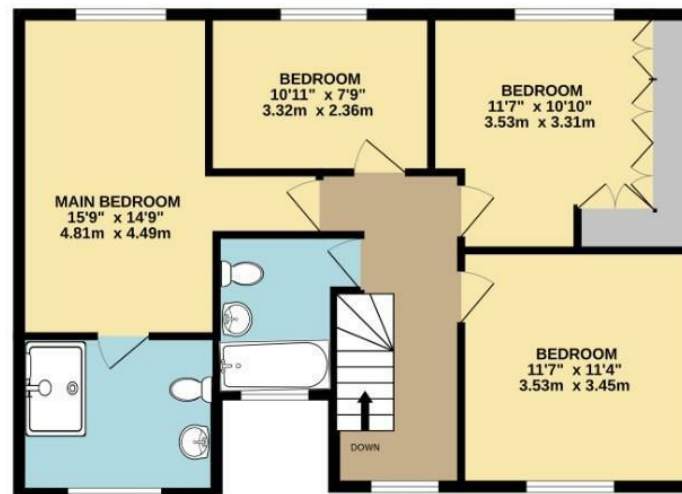
The property is situated in Tring, which is a historic market town, providing a range of individual shops and restaurants. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves, whilst having a high speed rail link into London. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape.

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GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.

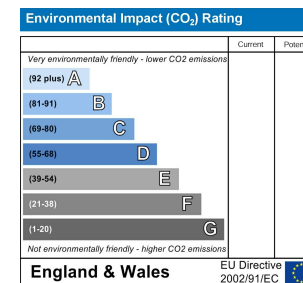
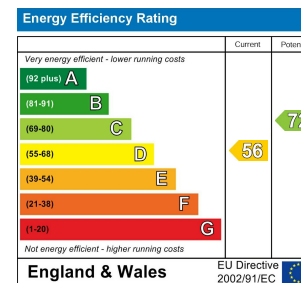


1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 2104 sq.ft. (195.5 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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Entrance Hall

Entry via part glazed door. Stairs rising to first floor landing.

Lounge/Family Room

Double glazed window to front aspect. Fitted carpet and radiator. Period fire place. Doors opening to the conservatory.

Conservatory

Double glazed windows to rear aspect. Tiled flooring and radiator. Double glazed patio door opening to the rear garden.

Kitchen

Double glazed window to rear aspect. A range of wall and floor mounted units with a worktop over. Five ring gas hob with an extractor over. 1½ stainless steel sink and drainer. Plumbing for a dishwasher. Double electric oven. Tiled flooring.

Dining Room

Wood effect flooring and radiator. Door to the office

Office

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

Utility Room

Floor mounted units with a worktop over. Stable door opening to the rear garden. Wall mounted gas boiler. Access to a partially boarded loft.

Downstairs Cloakroom

Window to rear aspect. Two piece suite comprising; W/C and wash hand basin.

Landing

Double glazed window to the front aspect. Fitted carpet and access to the loft.

Main Bedroom

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

En-Suite

Double glazed window to front aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobes.

Bedroom Three

Double glazed window to front aspect. Wood effect flooring and radiator.

Bedroom Four

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

Bathroom

Double glazed window to front aspect. Three piece suite comprising; Bath tub with mixer taps and shower over, W/C and wash hand basin.

Front

Gated driveway parking for multiple vehicles. Access to the garage. Mature borders and pathway to the front door.


Garage

Electric roller door. Power and lights.

Rear

Landscaped rear garden. Mainly laid to lawn with two separate seating areas. Shed and mature flower beds.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



