



HUNTERS[®]
HERE TO GET *you* THERE

38 Windmill Way, Tring, HP23 4HH

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Offers In Excess Of £650,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- WELL APPOINTED KITCHEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- DOUBLE LENGTH GARAGE
- VERY POPULAR LOCATION
- UTILITY ROOM/CLOAKROOM
- CONSERVATORY
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EXTENSION POTENTIAL (STPP)
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented three bedroom semi-detached family home with excellent scope for extension (STNPP), located within a very popular area of Tring.

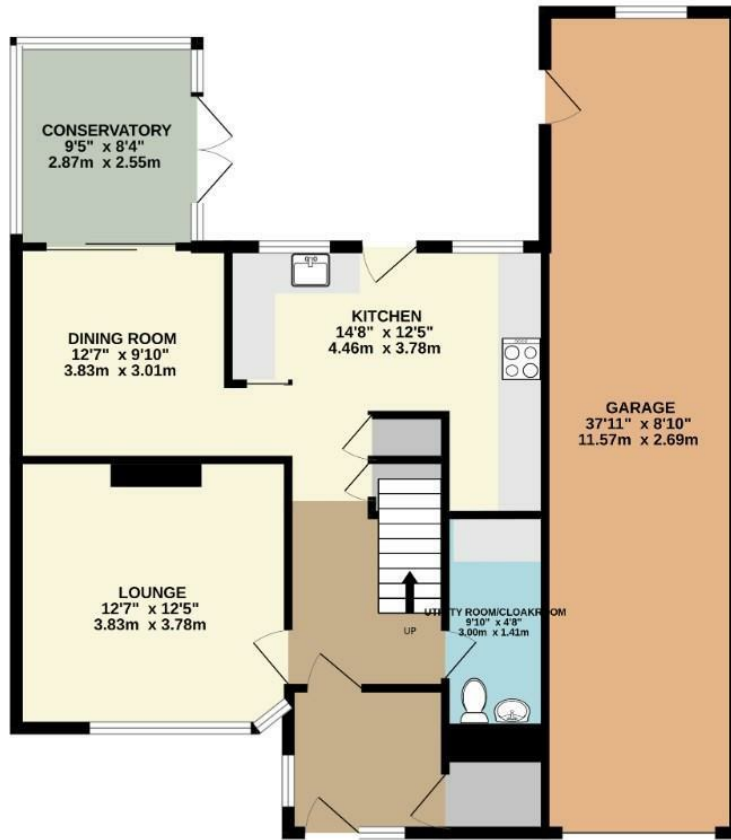
This property has been remodelled and improved by the current vendor whilst retaining many original features. The ground floor accommodation comprises of the lounge with the original parquet flooring, well appointed kitchen, separate dining room, utility/downstairs cloakroom and a conservatory overlooking the rear garden, whilst to the first floor there are three bedrooms and the family bathroom.

Externally this property benefits from driveway parking for multiple vehicles and with access to the garage, enclosed rear garden that is mainly laid to lawn with a patio area.

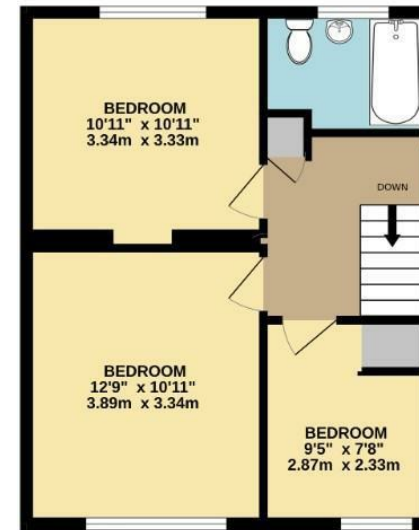
The property is situated in the centre of Tring town, which is a historic market town, providing a range of individual shops and restaurants. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves, whilst having 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.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
1005 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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 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			
		60	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Porch

Entry via composite door. Tiled flooring and storage cupboard.

Inner Hallway

Wood effect flooring and radiator. Stairs leading to the first floor landing.

Lounge

Double glazed window to front aspect. Parquet flooring and radiator.

Utility Room/Cloakroom

Two piece suite comprising W/C and wash hand basin. Tiled flooring and heated towel rail. Plumbing for a washing machine and space for a tumble dryer.

Kitchen

Double glazed window to rear aspect. A range of wall and floor mounted units consisting of drawers and cupboards with a work top over. Single bowl stainless steel sink. Electric hob with a glass splash back and an extractor over. Integrated electric oven, microwave, fridge-freezer and dishwasher. Wood effect flooring and radiator. Double glazed patio door opening to the rear garden.

Dining Room

Wood effect flooring and radiator. Double glazed door opening to the conservatory.

Conservatory

Dual aspect double glazed windows. Double glazed patio door opening to the rear garden. Wood effect flooring.

Landing

Double glazed window to side aspect. Fitted carpet and storage cupboard.

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.

Bathroom

Double glazed window to rear aspect. Three piece bathroom suite comprising; bath tub with shower over, W/C and wash hand basin.

Front

Gravelled driveway parking for multiple vehicles. Access to the garage.


Garage

Up and over door. Power and lights. Door opening from the rear garden, Double glazed window to rear aspect.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area.

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<i>Not energy efficient - higher running costs</i>		
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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.







