



HUNTERS[®]
HERE TO GET *you* THERE

59 Goldfield Road, Tring, HP23 4BA

ESTAS
ESTATE AGENT
AWARDS 2023
★★★★★
GOLD WINNER
BEST LARGE GROUP
HUNTERS

59 Goldfield Road, Tring, HP23 4BA

Guide Price £525,000

- THREE BEDROOM DETACHED FAMILY HOME
- CLOSE TO SCHOOLS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRNSPORT
- INTERACTIVE VIRTUAL TOUR
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY PARKING
- GREAT LOCATION
- TWO RECEPTION ROOMS
- GARAGE

Hunters are pleased to market this three bedroom detached family home located within a popular area of Tring, and a short distance from the High Street.

In need of some modernisation this well positioned property offers a lounge, dining room, kitchen, three bedroom with an ensuite to the main bedroom and family bathroom.

Externally this property offers driveway parking for multiple vehicle, garage and an enclosed rear garden.

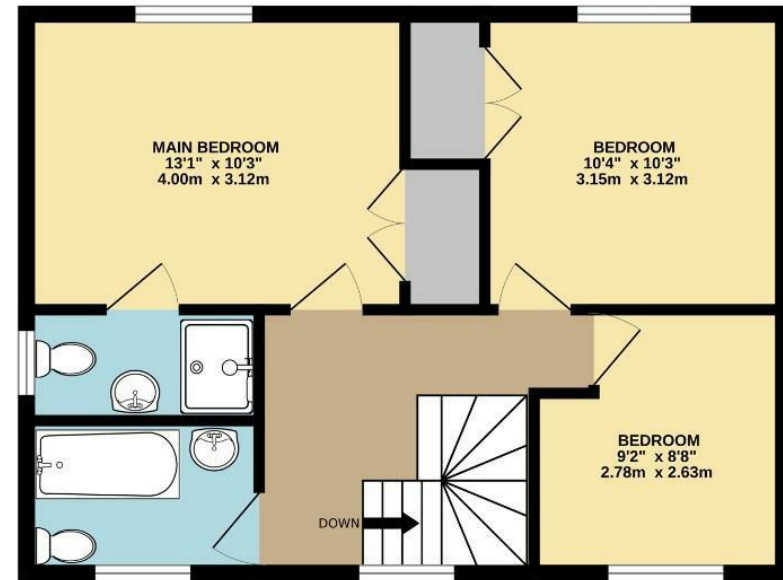
The property is situated in the centre of Tring town, which is a historic market town, providing a range of individual shops and restaurants. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves, whilst having 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
584 sq.ft. (54.2 sq.m.) approx.

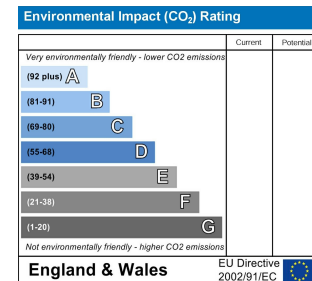
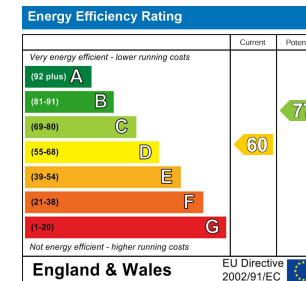


1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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 a part glazed door. Wood effect flooring and radiator. Stairs rising to the first floor

Lounge

Glazed windows to rear aspect. Fitted carpet and radiator. Feature fireplace. Patio doors opening to the rear garden.

Dining Room

Glazed window to front aspect. Wood effect flooring and radiator.

Kitchen

Glazed window to rear aspect. Floor and wall mounted units with a worktop over. Plumbing for a washing machine. Gas cooker with an extractor over. Space for a fridge-freezer. Wall mounted gas boiler.

Landing

Glazed window to front aspect. Fitted carpet and access to the loft.

Main Bedroom

Glazed window to rear aspect. Fitted carpet and radiator.

En-suite

Glazed window to side aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

Bedroom Two

Glazed window to rear aspect. Fitted carpet and radiator.

Bedroom Three

Glazed window to rear aspect. Fitted carpet and radiator.

Bathroom

Glazed window to front aspect. Three piece bathroom suite comprising; bathtub, W/C and wash hand basin.

Front

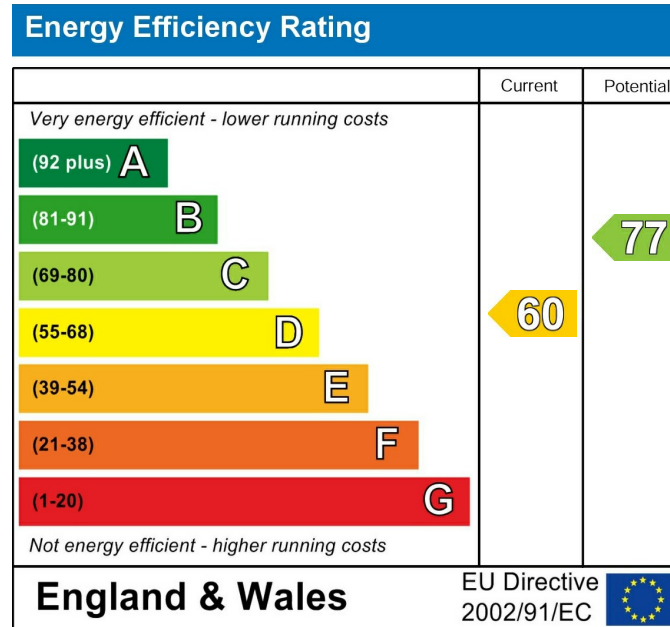
Driveway parking for multiple vehicles. Mature shrubs. Gated access to the rear garden. Access to the garage

Garage

Up and over door. Power and lights.

Rear

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



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.







