



HUNTERS[®]
HERE TO GET *you* THERE

17 Kingsley Walk, Tring, HP23 5DN

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Offers In Excess Of £385,000

- THREE BEDROOM FAMILY HOME
- KITCHEN/DINING ROOM
- EPC RATING - B
- SOLAR PANELS
- SOUGHT AFTER LOCATION
- SIZEABLE LIVING ROOM
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- ENCLOSED REAR GARDENS
- GARAGE
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this three bedroom terraced property located within a highly sought after location of Tring.

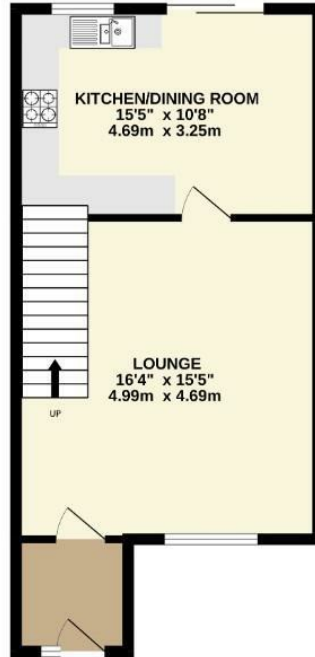
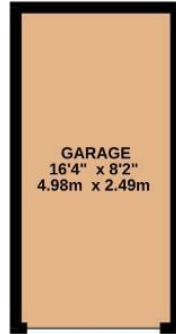
In brief this well-presented family home comprises; lounge, kitchen/dining room, three bedrooms and a family bathroom.

Externally this property benefits from an enclosed rear garden and a garage in a block. Additionally benefiting from the installation of solar panels.

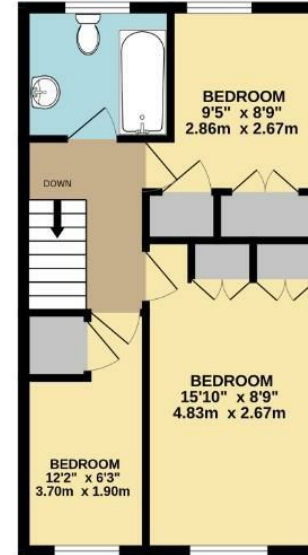
The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School, Tring School as well as nearby grammar schools. 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
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 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.
Made with Metropix 5/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(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	

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 a composite door. Fitted coir matt. Door opening to the lounge.

Lounge

Double glazed window to front aspect. Fitted carpet and radiator. Stairs leading to the first floor.

Kitchen/ Dining Room

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Gas hob with an extractor over. Electric oven. 1½ bowl stainless steel sink and drainer. Plumbing for a washing machine and dishwasher. Integrated fridge-freezer. Tiled flooring and radiator. Double glazed patio door opening to the rear garden.

Landing

Fitted carpet and access to the loft via a ladder.

Bedroom One

Fitted carpet and double glazed window to front aspect, built-in double wardrobes.

Bedroom Two

Fitted carpet and double glazed window to rear aspect.

Bedroom Three

Fitted carpet and double glazed window to front aspect.

Bathroom

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

Front

Paved area leading to the front door.

Rear

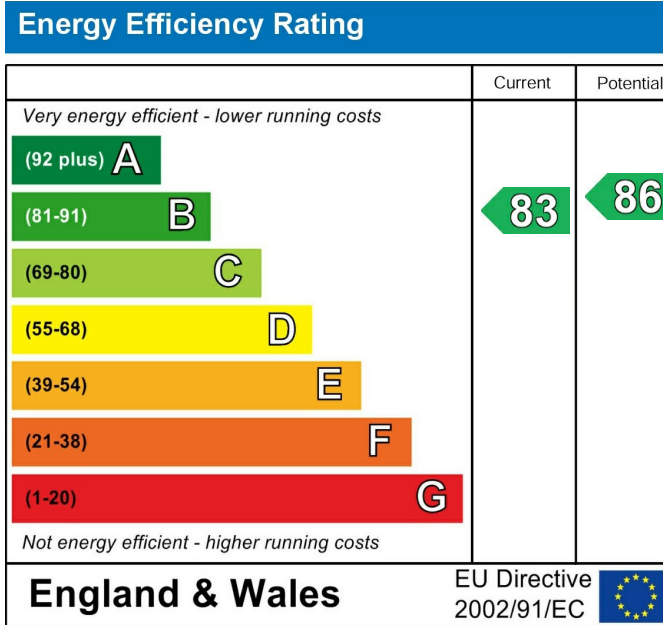
South-east facing rear enclosed rear garden. Mainly laid to lawn with a patio seating area. Garden shed and covered storage area. Rear gated access.

Garage

Garage in block. Up and over door.

AGENTS NOTES

Please note that the property benefits from the installation of solar panels to the roof, and an EPC Rating of 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. 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.





