



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

7 Netherby Close, Tring, HP23 5PJ

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Guide Price £1,000,000

- FOUR/FIVE BEDROOM DETACHED EXTENDED FAMILY HOME
- SELF CONTAINED ANNEXE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- HIGHLY SOUGHT AFTER LOCATION
- DOUBLE GARAGE
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- LANDSCAPED REAR GARDEN
- CLOSE TO SCHOOLS
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to present this four bedroom extended detached family home with separate one bedroom annexe, marketed for the first time in fifty years and located within the ever popular and high regarded Grove Area. Offered with NO ONWARDS CHAIN.

Offering versatile and flexible living accommodation this wonderful property comprises; entrance porch, generous sized entrance hall, sizeable living/ dining room opening to the family room, well appointed kitchen with a separate utility room, downstairs shower room and an office.

The first floor is split between the main house and the annexe. In the main house there are four bedrooms and family bathroom. The annexe comprises; lounge, kitchenette, bedroom with an en-suite. The annexe could be incorporated into the main house.

Externally this property benefits from driveway parking for multiple vehicles and double garage, an enclosed landscaped rear garden backing onto picturesque countryside.

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.

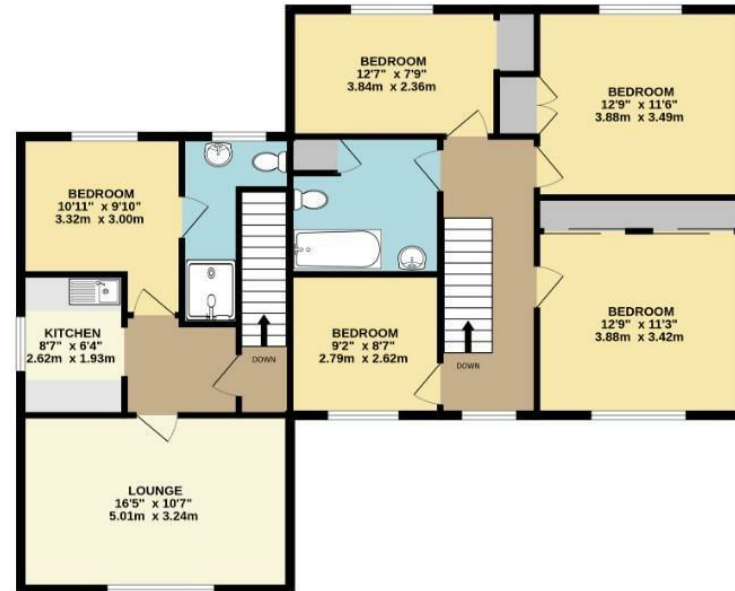
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GROUND FLOOR  
1472 sq.ft. (136.7 sq.m.) approx.



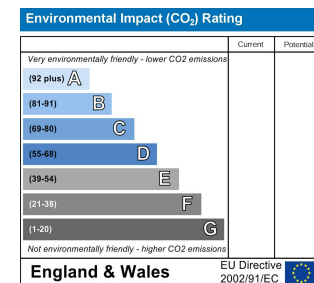
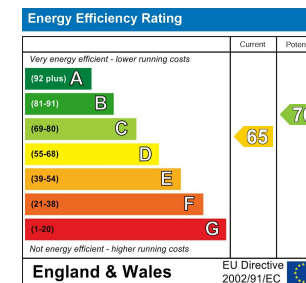
FIRST FLOOR  
1141 sq.ft. (106.0 sq.m.) approx.



TOTAL FLOOR AREA : 2612 sq.ft. (242.7 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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### Entrance Porch

Entry via a part glazed door. Dual aspect double glazed windows. Tiled flooring.

### Hallway

Part glazed door from Entrance Porch. Fitted carpet and radiator. Stairs rising to the first floor.

### Lounge/Dining Room

Double glazed bay window to front aspect. Electric fireplace. Fitted carpet and radiator. Opening to Family Room

### Family Room

Double glazed window to rear aspect. Fitted carpet and radiator. Double glazed French doors opening to the rear garden.

### Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted unit consisting of cupboards and drawers with a Corian worktop. Single bowl sink. Five hob gas burner with an extractor over. Double electric oven. Integrated fridge-freezer. Tiled flooring and radiator.

### Hallway

Tiled flooring and radiator. Door to the garage. Double glazed patio door opening to the rear garden. Stairs rising to the Annex.

### Shower Room

Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Utility Room

Double glazed window to rear aspect. Plumbing for a washing machine and dishwasher. Space for a fridge-freezer.

### First Floor Landing

Double glazed window to front aspect. Access to a fully

boarded loft via a loft ladder. Boiler and water tank are located in the loft.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Three piece suite comprising; bathtub with a shower over, W/C and wash hand basin.

### Annexe

The annexe is self contained and comprises; entrance hall, lounge, kitchenette and a bedroom with an en-suite.

### Front

Driveway parking for multiple vehicles. Laid lawn and mature flower beds. External water tap with side gated access to the rear garden.


### Double Garage

Electric roller door. Power and lights.

### Rear

Enclosed landscaped rear garden. Mainly laid to lawn with a patio seating area. Mature flower beds plus a water feature. Picturesque views over the countryside. External water taps and power outlets.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











