



HUNTERS[®]
HERE TO GET *you* THERE

1 Meadowbrook, Tring, HP23 5HR

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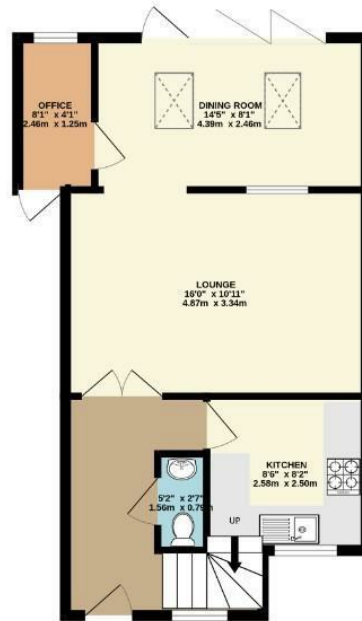
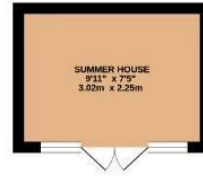
Guide Price £440,000

Hunters are delighted to market this beautifully presented extended three bedroom end terraced home, tucked away on a private road within a popular area of Tring.

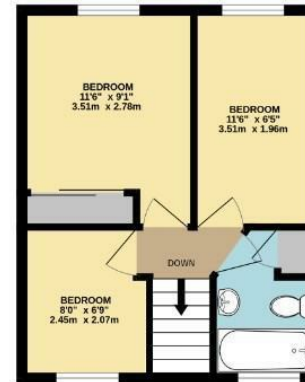
In brief this property comprises; well appointed kitchen, lounge, dining room that opens to the rear garden via bi-folding doors, three bedrooms and a bathroom.

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.

GROUND FLOOR
565 sq.ft. (52.4 sq.m.) approx.

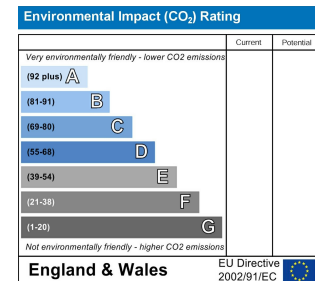
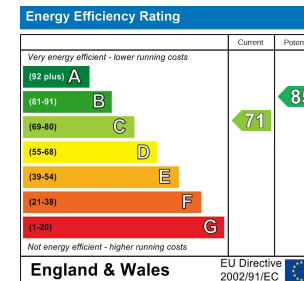


1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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 62024



Entrance Hall

Entry via a part glazed door. Stairs rising to the first floor. Radiator.

Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Four ring gas hob with an extractor over. Electric oven and grill. 1½ bowl sink and drainer. Plumbing for a washing machine. Wall mounted gas combination boiler. Wooden flooring.

Lounge

Double doors opening to the dining room. Electric feature fireplace. Glazed window. Wooden flooring and radiator.

Dining Room

Bi-folding doors opening to the rear garden. Wooden flooring and Radiator.

Office

Double glazed window to rear aspect. Wooden flooring and a door opening to the side space.

Downstairs Cloakroom

Two piece suite comprising; W/C and wash hand basin.

Landing

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

Bedroom One

Double glazed window to rear aspect. Wooden flooring and radiator. Built in wardrobe.

Bedroom Two

Double glazed window to rear aspect. Wooden flooring and radiator.

Bedroom Three

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

Bathroom

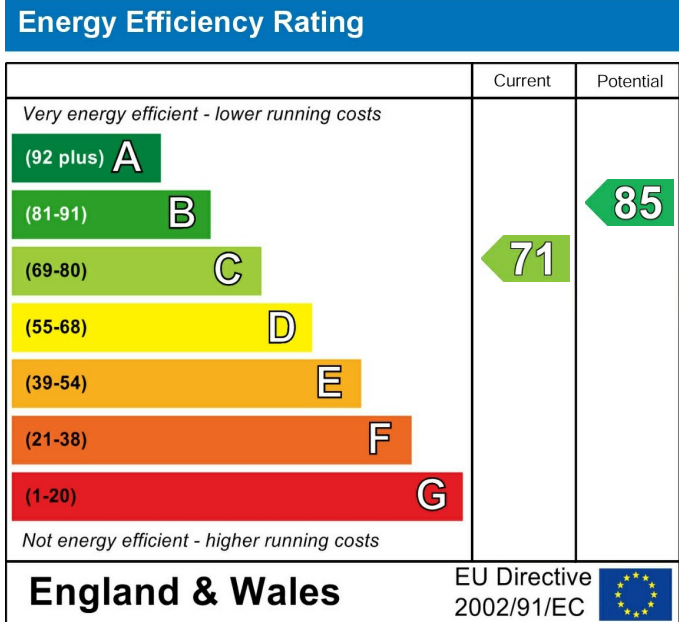
Double glazed window to front aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Storage cupboard.

Front

Driveway parking for multiple vehicles. Gated side access.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio area. Summer house and rear gated access.



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.







