



HUNTERS[®]
HERE TO GET *you* THERE

4 Bunyan Close, Tring, HP23 5PS

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Guide Price £875,000

- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- DOUBLE GARAGE and DRIVEWAY PARKING
- EN-SUITE TO MAIN BEDROOM
- SIZEABLE REAR GARDEN
- BEDROOM FOUR CAN BE USED AS AN OFFICE
- HIGHLY SOUGHT AFTER AREA
- DOWNSTAIRS CLOAKROOM
- BATHROOM and SEPARATE SHOWER ROOM
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Welcome to Bunyan Close, Tring - a charming location that could be the perfect setting for your new home! This detached house, built in 1980, boasts a generous 1,753 sq ft of living space, offering ample room for your family to grow and thrive.

As you step inside, you'll be greeted by not one, but two reception rooms, providing versatile spaces for entertaining guests or simply relaxing with your loved ones. With four bedrooms, there's plenty of room for everyone to have their own space and unwind in comfort.

One of the standout features of this property is the double garage, perfect for keeping your vehicles secure and protected from the elements. The extensive driveway offers additional parking space for guests, making hosting gatherings a breeze.

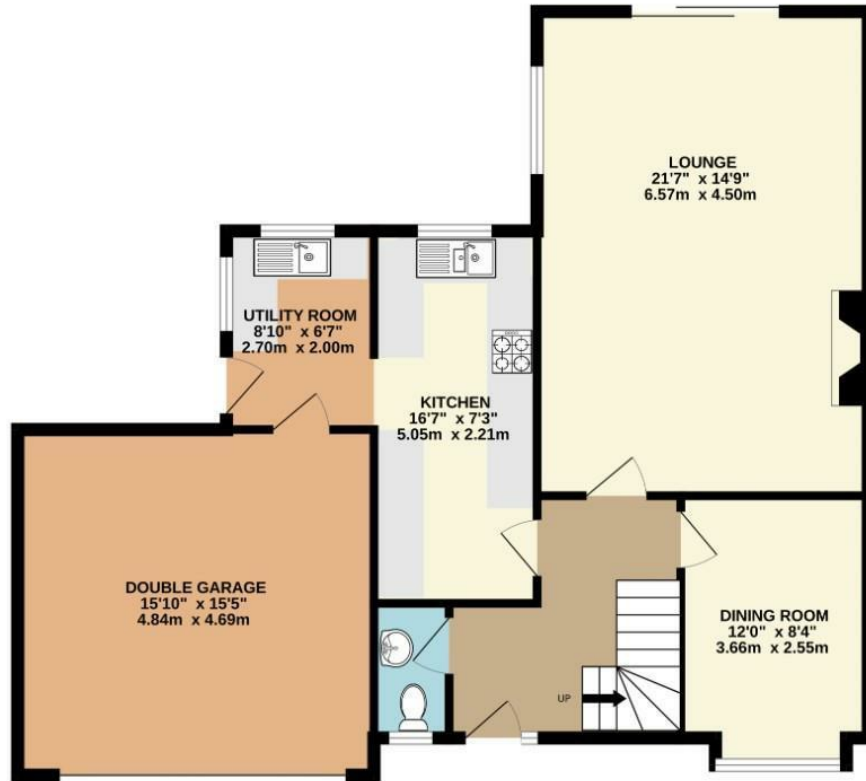
This property has been thoughtfully extended, adding even more value and space for you to enjoy. Situated in a prime location, you'll have easy access to all the amenities that Tring has to offer, from shops and restaurants to parks and schools.

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.

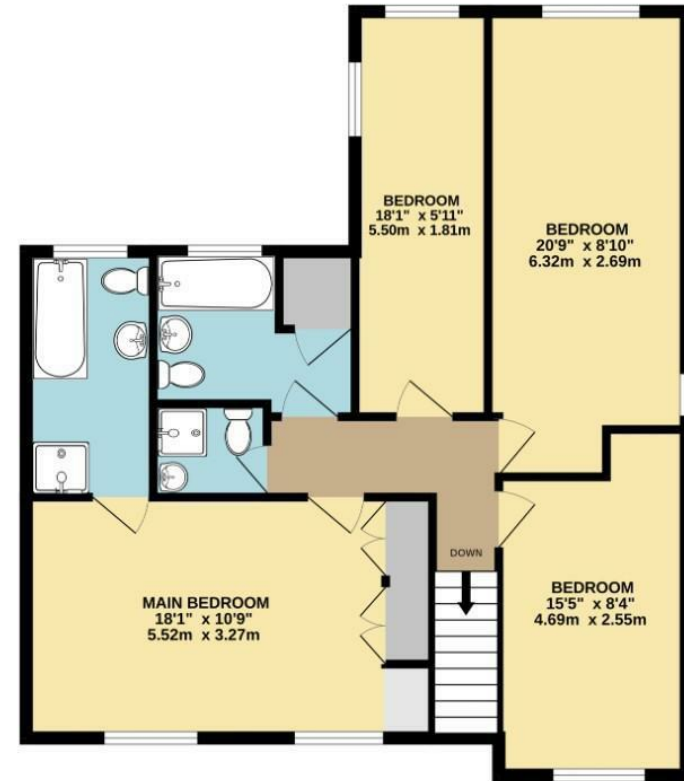
Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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		
	68	79
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

Entry via a composite door. Tiled flooring and radiator. Stairs leading to the first floor landing. Under stairs storage cupboard.

Downstairs Cloakroom

Double glazed window to front aspect. Two piece suite comprising; W/C and wash hand basin. Tiled flooring.

Lounge

Double glazed window to side aspect. Fitted carpet and radiator. Feature fireplace.

Dining Room

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

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of drawers cupboards with a worktop over. 1½ bowl stainless sink and drainer. Four ring gas hob. Electric oven and grill. Plumbing for a dishwasher. Tiled flooring and radiator.

Utility Room

Dual aspect double glazed windows. Floor mounted units with a worktop over. Single bowl stainless sink and drainer. Tiled flooring and radiator. Door opening to the garage.

First Floor Landing

Fitted carpet and access to the loft via a loft ladder.

Main Bedroom

Double glazed windows to front aspect. Fitted carpet and radiator. Built-in wardrobe.

En-suite

Double glazed window to rear aspect. Four piece suite comprising; bathtub, walk-in shower, W/C and wash hand basin.

Bedroom Two

Dual aspect double glazed windows. Fitted carpet and radiator.

Bedroom Three

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

Bedroom Four

Double glazed window to rear aspect. Fitted carpet and radiator. Currently used as a home office.

Shower Room

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

Bathroom

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

Front

Sizeable driveway parking for multiple vehicles. Access to the garage and side gated access to the rear garden. Laid lawn and mature trees.


Double Garage

Up and over door. Power and lights. Access from the utility room

Rear

Enclosed sizeable sized rear garden. Mainly laid to lawn with a patio seating area. Garden shed. Hedge border.

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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.







