



HUNTERS[®]
HERE TO GET *you* THERE

14 Okeley Lane, Tring, HP23 4HE

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Offers In The Region Of £425,000

- THREE BEDROOM FAMILY HOME
- HIGHLY SOUGHT AFTER AREA
- GARAGE IN A BLOCK and DRIVEWAY PARKING
- EPC RATING - B
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are pleased to market this extended and well presented three bedroom family home located within a highly sought after area of Tring. NO ONWARD CHAIN.

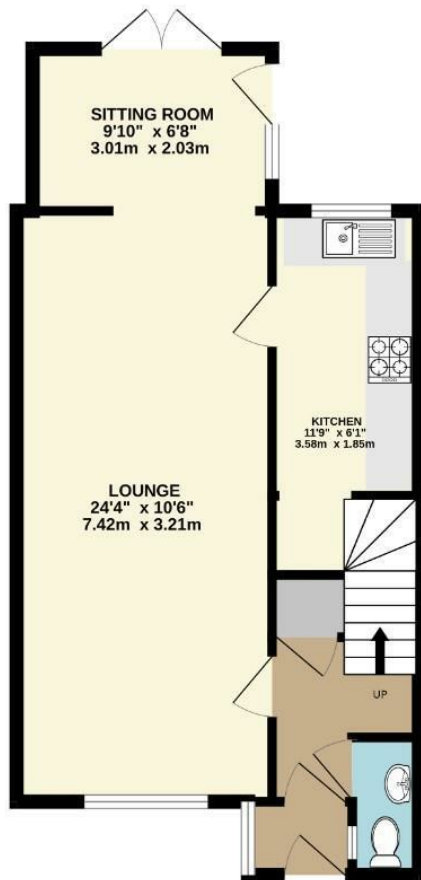
In brief this property comprises; lounge/dining room, separate sitting room, kitchen, downstairs cloakroom, three bedrooms and a bathroom.

Externally this property benefits from driveway parking to the front, enclosed rear garden and a front garden. The property benefits from a garage within a nearby block. Further benefiting from the addition of solar panels (2008) which contribute towards the electricity running costs, and the EPC rating of B.

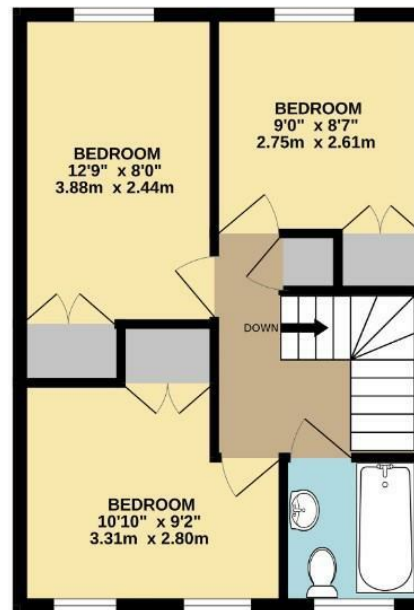
The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School , Tring School as well as nearby Grammar 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
491 sq.ft. (45.6 sq.m.) approx.

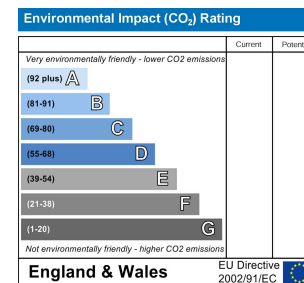
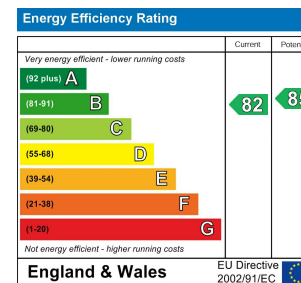


1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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 CS2024



Entrance Porch

Entry via a partially glazed door. Double glazed window to side aspect. Door leading to the inner hallway.

Inner Hallway

Fitted carpet and stair leading to the first floor landing. Storage cupboard.

Downstairs Cloakroom

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

Lounge/ Dining Room

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

Sitting Room

Double glazed French doors and side door opening to the rear garden. Wooden flooring and radiator.

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Single bowl stainless steel sink and drainers. Four ring gas hob with an extractor over. Electric oven and microwave. Space for a fridge and freezer. Plumbing for a washing machine. Wall mounted gas boiler.

Landing

Fitted carpet and storage cupboard. Access to a partially boarded loft via a loft ladder.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Front

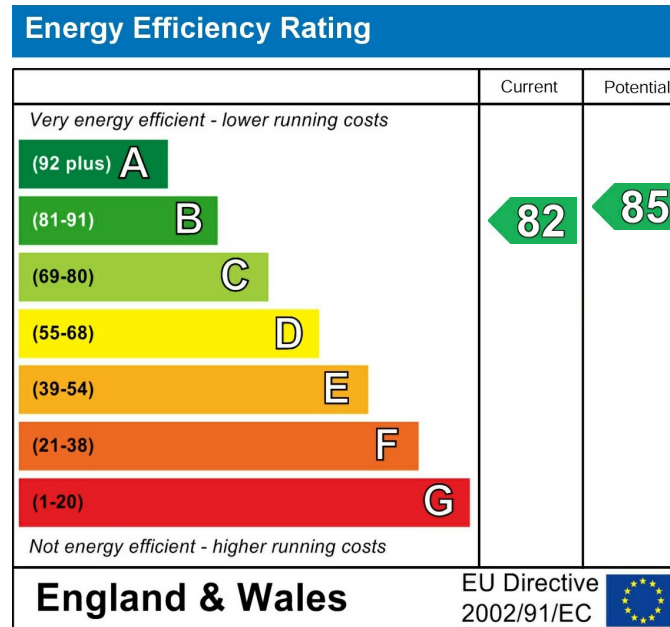
Driveway parking. Path leading to the front door. Flower beds.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Garden shed and green house. Rear gated access

Garage

In block. Up and over door.



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.





