



HUNTERS[®]
HERE TO GET *you* THERE

26a Friars Walk, Tring, HP23 4AP

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Guide Price £750,000

- FOUR BEDROOM DETACHED FAMILY HOME
- TRULY STUNNING THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- NO ONWARD CHAIN
- OPEN PLAN LIVING
- BATHROOM and SEPARATE SHOWER ROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this truly stunning four bedroom detached family home, located within a short distance from Tring Town Centre and offered with NO ONWARD CHAIN.

In brief this beautiful property comprises; entrance hall, open plan living area with a well appointed kitchen, office that could also be used as a fourth bedroom with a ground floor shower room and a utility room. Upstairs there are three bedrooms and a family bathroom.

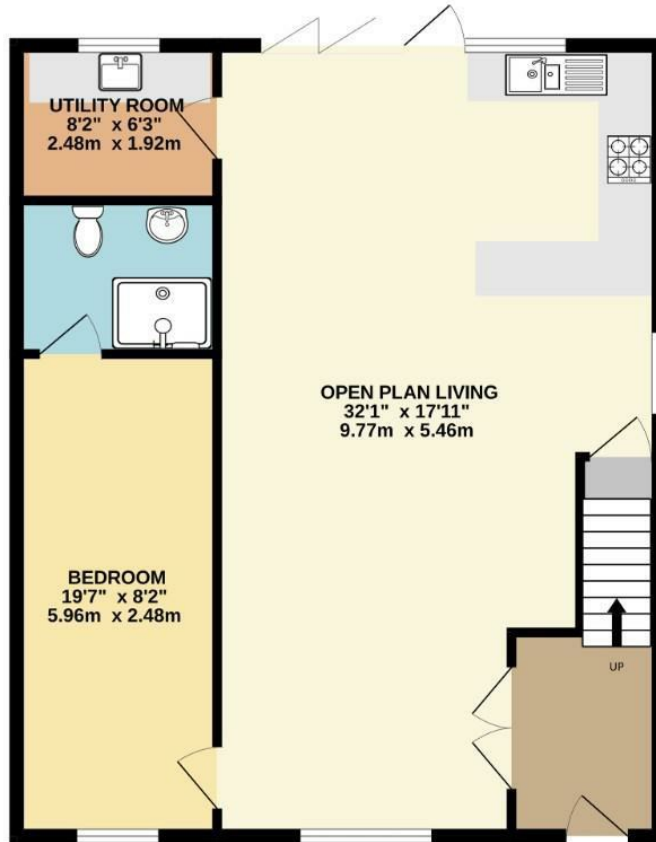
Externally this property benefits from driveway parking for multiple vehicles and an enclosed landscaped rear garden.

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.

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GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 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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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			
		72	84
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 Hall

Entry via a double glazed door. Stairs leading to the first floor landing.

Lounge/Kitchen/Dining Room

Dual aspect double glazed windows. Open plan living. A range of floor and wall mounted units consisting of cupboards and drawers with a granite worktop over. Gas hob with an extractor over. Electric oven. Integrated dishwasher. 1 ½ bowl stainless steel sink. Bi-folding doors opening to the rear garden. Wall mounted gas boiler. Under stairs storage cupboard. Wooden flooring and radiators.

Utility Room

Double glazed window to rear aspect. Floor mounted units with a worktop over. Plumbing for washing machine and space for a tumble dryer. Space for fridge-freezer. Single bowl stainless steel sink.

Bedroom Four

Double glazed window to front aspect. Radiator. Can also be used as a home office.

Shower Room

Three piece suite comprising; walk-in shower, W/C and wash hand basin. Tiled flooring with a heated towel rail.

Landing

Double glazed window to side aspect. Fitted carpet. Access to the loft.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

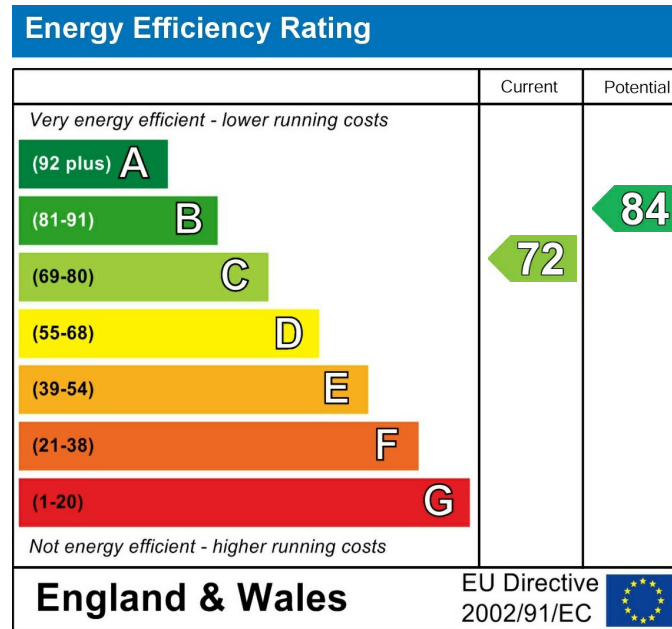
Double glazed window to rear aspect. Three piece suite comprising bathtub with a shower over, W/C and wash hand basin. Tiled flooring and a heated towel rail.

Front

Gravelled driveway parking for multiple vehicles. Side gated access to the rear garden.

Rear

Paved enclosed rear garden. Covered seating area. Gated access to the front driveway. External power outlet and water tap.



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.



