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6 Morefields, Tring, HP23 5EU

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Offers In Excess Of £425,000

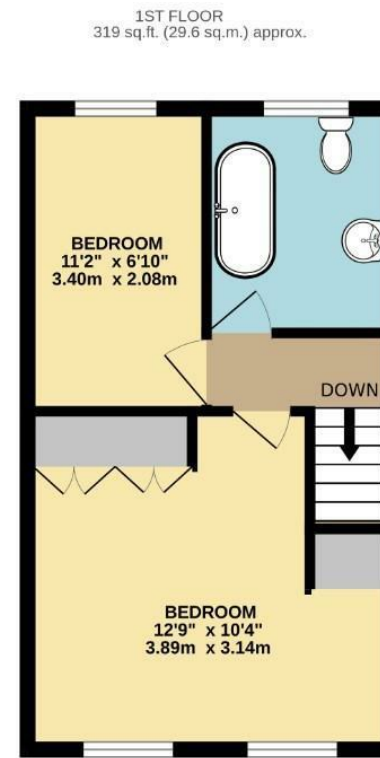
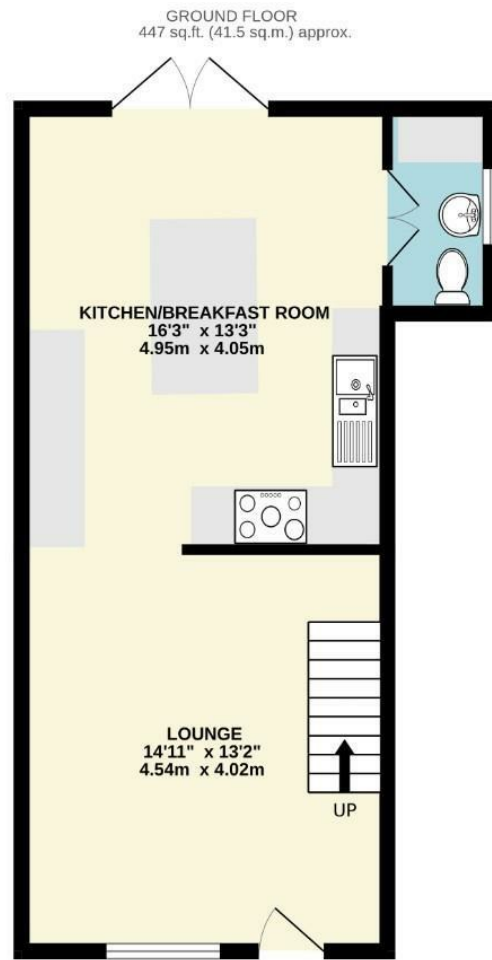
- EXTENDED TWO BEDROOM SEMI-DETACHED FAMILY HOME
- KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- WELL-PRESENTED
- SPACIOUS LOUNGE
- DOWNSTAIRS CLOAKROOM
- TUCKED AWAY LOCATION
- EXTENSIVE FRONT GARDEN
- ALLOCATED PARKING

Hunters are pleased to present this extended and well presented two bedroom semi-detached family home, occupying an enviable position in this popular and sought after residential location.

Thoroughly modernised the property boasts a spacious living room and an extended kitchen breakfast room with doors opening out onto the rear garden. With a downstairs cloakroom, main bedroom with fitted wardrobes, superbly appointed bathroom and allocated parking. This property also has the benefit of a large landscaped front garden which offers an opportunity for numerous uses.

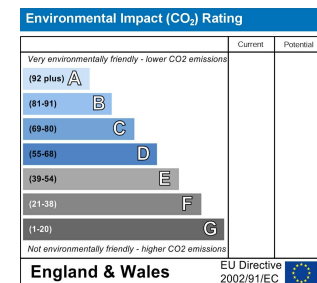
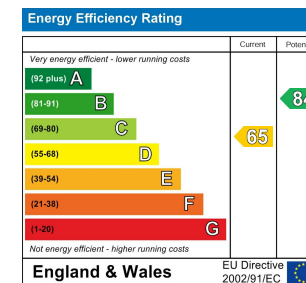
The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Tring School as well as nearby grammar schools. Major road 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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TOTAL FLOOR AREA: 766 sq.ft. (71.1 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.
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Lounge

Entry via a part glazed door. Fitted carpet and radiators. Double glazed casement window to front aspect. Recessed ceiling lighting. Staircase to first floor and under stairs storage area. Open to :-

Kitchen/Breakfast Room

1½ bowl single drainer sink unit with mixer tap, work surface and matching island unit with a range of wall and floor mounted unit comprising both cupboards and drawers, including corner carousel unit, pan drawers and glass display cupboards. Integrated slimline dishwasher. Space for American fridge freezer. Recessed ceiling lighting. Underfloor heating. Double glazed French doors to garden. Door to :-

Utility/Cloakroom

Two piece white suite comprising a pedestal wash basin with chrome mixer tap, tiled splash back and low-level WC. Double glazed casement window to side aspect. Space and plumbing for washing machine. Wall mounted gas combination boiler. Storage shelf.

First Floor Landing

Fitted carpet. Recessed ceiling lighting. Access to loft and doors to all rooms.

Bedroom One

Fitted carpet and radiator. Double glazed casement windows to front aspect. Built-in wardrobes to one wall and a separate storage cupboard.

Bedroom Two

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

Bathroom

Superbly appointed three-piece white suite comprising a roll top bath with separate rainfall shower over and mixer tap, shower rail, inset vanity wash basin and low-level WC. Double glazed casement window to rear aspect. Part tiled walls and recessed ceiling lighting.

Rear Garden

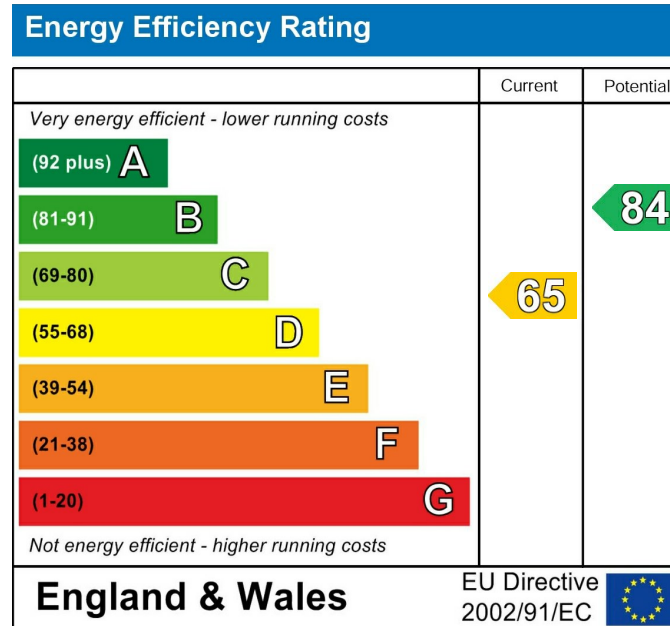
Paved patio area and laid to lawn, enclosed by fence boundaries. Garden shed, external power sockets, outside tap and light.

Front Garden

Extensive landscaped garden offering potential for a variety of uses (STPP). Mature and variegated borders, pebbled pathway and seating areas. Gated side access.

Parking

Allocated parking space for one vehicle.



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.









