



HUNTERS[®]
HERE TO GET *you* THERE

16A Longfield Road, Tring, HP23 4DG

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Offers In Excess Of £535,000

- THREE BEDROOM DETACHED FAMILY HOME
- KITCHEN/DINING ROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- RECENTLY REFURBISHED
- NO ONWARD CHAIN
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY PARKING
- HIGHLY SOUGHT AFTER AREA
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this recently refurbished three bedroom detached family home, located within short walking distance from the High Street and offered with NO ONWARD CHAIN.

In brief this beautifully presented property comprises; entrance porch, lounge, kitchen/dining room, cloakroom, three bedrooms and a family bathroom. Externally this property benefits from driveway parking for multiple vehicles and an enclosed landscaped rear garden.

The historic market town of Tring provides a wide variety of independent shops and restaurants and is surrounded by beautiful rolling countryside.

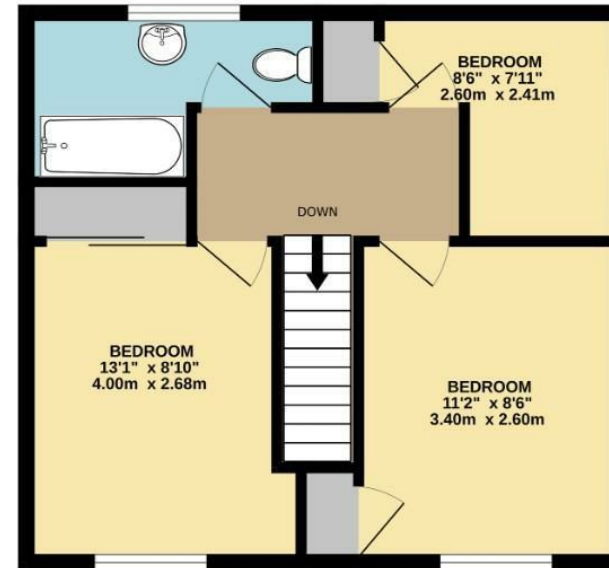
Local schooling includes the renowned Tring Park School, Goldfields Primary, Tring School as well as nearby grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

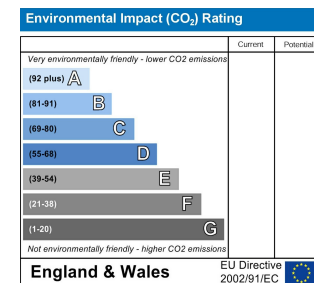
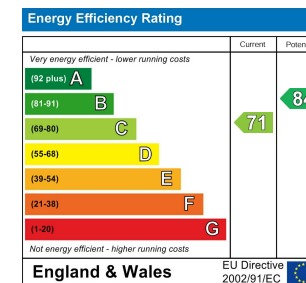


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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Entrance

Entry via a part glazed door. Fitted coir matt.

Lounge

Dual aspect double glazed windows. Double glazed French doors opening to the rear garden. Fitted carpet and radiator. Stairs rising to the first floor landing.

Kitchen/Dining Room

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Gas hob with an extractor. Electric oven. Single bowl stainless steel sink and drainer. Integrated fridge-freezer and dishwasher. Plumbing for a washing machine. Wood effect flooring and radiator.

Cloakroom

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

Landing

Fitted carpet and doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

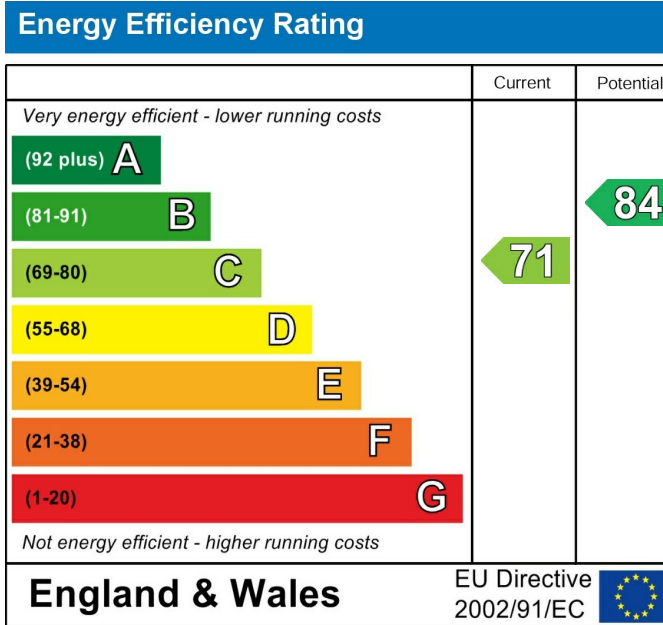
Double glazed window to rear aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Tiled flooring and heated towel rail.

Front

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

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Gated access to the driveway.



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.



