



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

7 Morefields, Tring, HP23 5EU

NO  
PAID



## 7 Morefields, Tring, HP23 5EU

### Offers In Excess Of £400,000

- TWO BEDROOM SEMI-DETACHED HOME
- CLOSE TO THE TOWN CENTRE
- HOME OFFICE
- WELL PRESENTED THROUGHTOUT
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- NO ONWARD CHAIN
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING
- LOUNGE/DINING ROOM
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this well presented two bedroom semi-detached home, located within a highly sought after area of Tring and offered with NO ONWARD CHAIN.

In brief this property comprises; entrance porch, lounge/dining room, kitchen, two bedrooms and a bathroom.

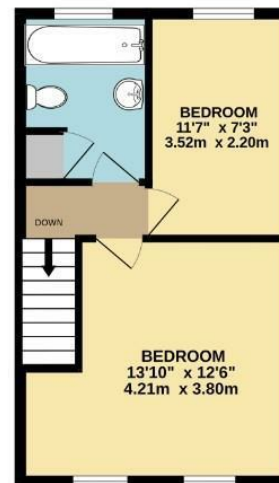
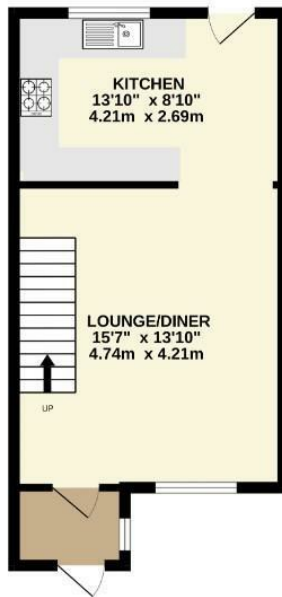
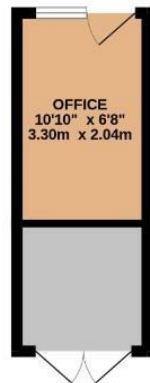
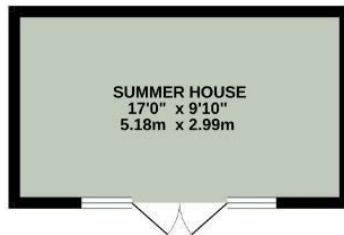
Externally this property benefits from driveway parking, home office and a summer house. The enclosed rear garden has mature flower beds and side access to the driveway.

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.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
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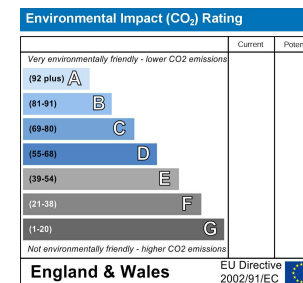
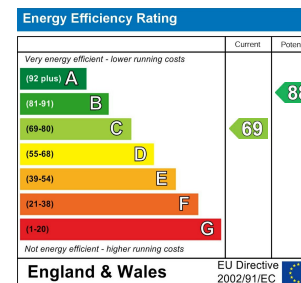
GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA - 975 sq.ft. (90.6 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 Porch

Entry via a part glazed door. Double glazed window to side aspect. Door to the lounge/dining room.

### Lounge/Dining Room

Double glazed window to front aspect. Wood effect flooring and radiator. Stairs rising to the first floor landing.

### Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units with a worktop over. Stand alone cooker with an extractor over. Single bowl stainless steel sink and drainer. Plumbing for a washing machine and dishwasher. Space for a fridge and freezer. Glazed patio door opening to the rear garden.

### First Floor Landing

Fitted carpet. Access to the loft via a loft ladder.

### Bedroom One

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

### Bedroom Two

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

### Bathroom

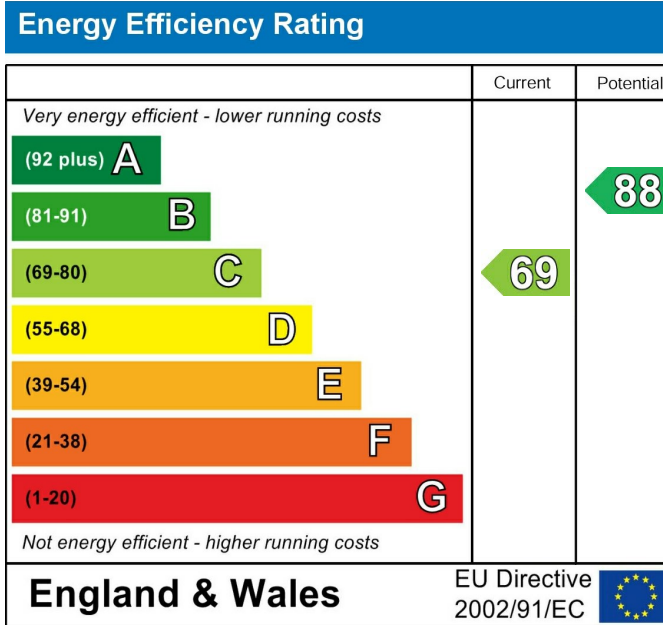
Double glazed window to rear aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin. Airing cupboard.

### Front

Driveway parking for multiple vehicles and access to the rear garden.

### Rear

Enclosed rear landscaped rear garden with mature flower beds and a summerhouse. Access to the home office.



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.















