



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

15 Astrope Lane, Long Marston, HP23 4PL

# 15 Astrope Lane, Long Marston, HP23 4PL

Guide Price £562,000

- THREE BEDROOM FAMILY HOME
- NO ONWARDS CHAIN
- DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- INTERACTIVE VIRTUAL TOUR
- EN-SUITE and BATHROOM
- BEAUTIFUL and MATURE REAR GARDEN
- VILLAGE LOCATION
- COUNTRYSIDE VIEWS
- SEMI-DETACHED

Hunters are delighted to market this attractive and characterful family home offering deceptively spacious accommodation over two floors, no onward chain and with countryside views to front and rear.

This three bedroom semi-detached home has been extended at the rear creating the spacious kitchen/dining room with a 6 burner range cooker and French style doors opening to the rear garden. The lounge features a cast iron log burner and solid wooden flooring. The three piece bathroom is also located on the ground floor.

The first floor comprises three bedrooms with an en-suite to the main bedroom, plus a stairs case leading to a loft room.

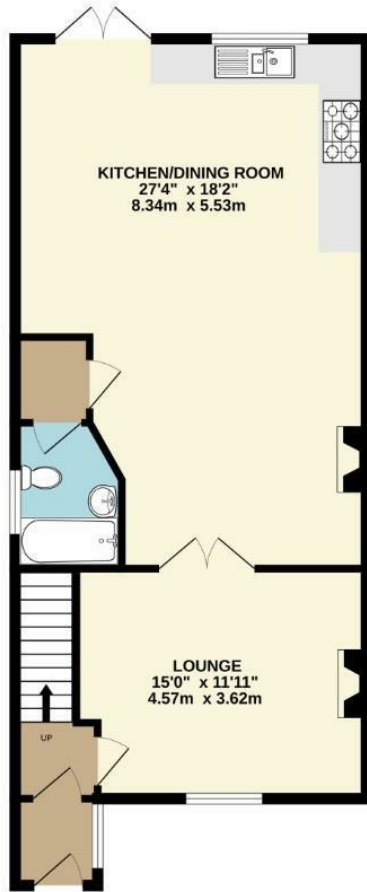
Externally this property benefits from driveway parking. The beautiful and mature rear garden is mainly laid to lawn with a mix of wild and garden flowers, trees and a pond. The garden also has a patio seating area, ideal for entertaining.

Long Marston is a small village with the majestic All Saints Church, The Queens Head public house and restaurant, a well supported tennis club and cricket club, village hall and recreation ground. The area boasts excellent schooling, including Long Marston C of E primary school and Tring Comprehensive School. The surrounding towns provide a variety of quality shops and restaurants.

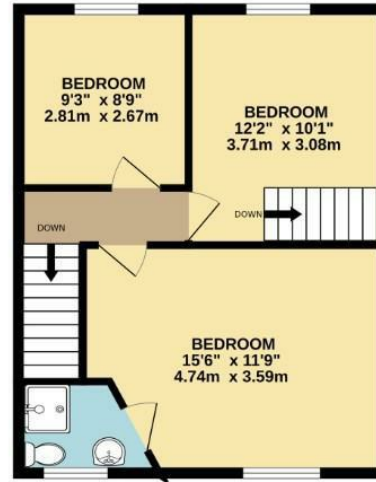
Commuters are well served by the excellent transport links locally with both Tring and Cheddington mainline railway stations providing fast and easy access to London Euston, and the A41 bypass linking with the M25.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
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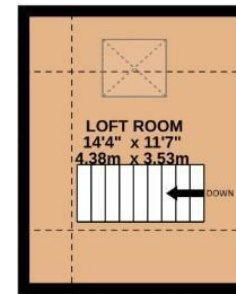
GROUND FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR  
169 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>81</b>
		<b>53</b>	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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