



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

Woodlands Aylesbury Road, Tring, HP23 4DH

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Guide Price £900,000

- FOUR BEDROOM PERIOD PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SIZEABLE ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- SASH STYLE UPVC DOUBLE GLAZED WINDOWS
- PERIOD FIREPLACES and HIGH CEILINGS
- CLOSE TO THE TOWN CENTRE
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this stunning Four bedroom Victorian semi-detached villa, located in the popular commuter town of Tring with it's bustling market Town Centre and easy commute to London via road and rail. NO ONWARD CHAIN.

Offering a wealth of character features with original fireplaces, coving and dado rail alongside modern UPVC sash style windows throughout and new carpets. Large rooms with high ceilings offering plenty of entertaining space with a useful basement room suitable for an office/kids den or even cinema room. With parking for numerous vehicles and an exceptional garden to the rear and views over allotments to the front aspect.

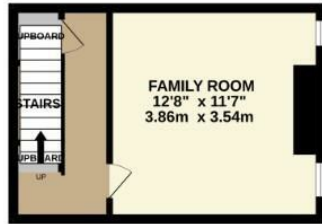
This wonderful property also benefits from an impressive size well appointed kitchen and two reception rooms.

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.

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**BASEMENT LEVEL**  
226 sq.ft. (21.0 sq.m.) approx.



**GROUND FLOOR**  
698 sq.ft. (64.8 sq.m.) approx.

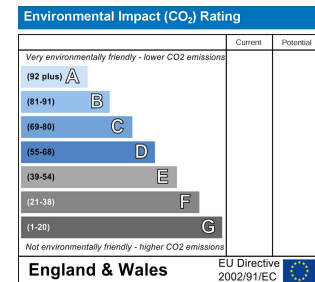
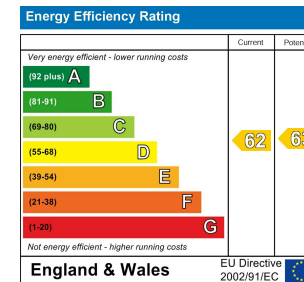


**1ST FLOOR**  
709 sq.ft. (65.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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.  
Made with Metropix 62024



### Entrance Hall

Entry via wooden glazed door, fitted door mat, wooden flooring, radiator, decorative coving to ceiling, stairs rising to first floor, doors off to lounge, dining room, kitchen and basement cellar room.

### Kitchen

A good range of wall and base units with work surface over. Fitted cupboards, part tiled walls, tiled flooring, radiator, tumble dryer and integrated dishwasher and fridge-freezer. 5 ring gas hob with electric oven. Single inset sink with mixer tap. Three double glazed UPVC sash style windows to the rear aspect. Worcester boiler.

### Lounge

Two radiators, fitted carpet, sash style double glazed UPVC bay window, decorative coving to ceiling, dado rail and a feature fireplace with wooden surround with marble hearth.

### Dining Room

Door into kitchen, wooden flooring, radiator, sash style double glazed UPVC window to rear aspect, coving to ceiling, feature fireplace with stone hearth and wood surround.

### Basement Room

Laminate flooring, two ground level windows creating natural light. Spot light, fitted shelves, radiator, cupboard under stairs and small storage cupboard. This basement has also been tanked.

### First Floor Landing

Radiator, fitted carpet, doors off to bathroom and bedroom, loft hatch.

### Bathroom

Three piece suite comprising; bath with mixer tap and shower attachment and folded glass screen with power shower over. Pedestal wash hand basin with single taps,

close coupled W/C. Sash style UPVC double glazed window to side aspect and a further small window to side. Part tiled walls, spotlights, laminate flooring, radiator.

### Bedroom One

Fitted carpet, three radiators, Sash style UPVC double glazed bay window to front aspect, fitted cupboard, feature fireplace with stone hearth and wood surround, coving to ceiling, dado rail. UPVC door into bedroom four.

### Bedroom Two

Sash style UPVC double glazed window to rear aspect, radiator, fitted carpet, dado rail, feature fireplace with stone hearth and wood surround, fitted cupboard.

### Bedroom Three

Sash style UPVC double glazed window to rear, radiator, fitted carpet, dado rail, feature fireplace, airing cupboard.

### Bedroom Four

Sash style UPVC double glazed window to front aspect, radiator, fitted carpet, dado rail.


### Front Garden

There is a large gravelled driveway to the front of the property with parking in front of the double gates; the remainder being laid to lawn with mature shrubs overlooking allotments. Step up to front door, bordered with stones.

### Rear Garden

The property has a superb back garden of approximately 200ft in length. With wooden double gates into the garden area from the side of the property. There is an area of gravelled stones laid along the rear of the property leading to the double gates and to a small brick built wall with steps leading down to the lawn area. The remainder is laid to lawn with mature trees and shrubs.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.











