



Hunters Close, Tring
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**Offers In Excess Of
£500,000**



Hunters Close, Tring

DESCRIPTION

Hunters are pleased to market this beautifully presented and recently refurbished three bedroom semi-detached family home, situated in a sought after location of Tring.

The accommodation comprises of a porch, generously sized lounge with feature log burner and a kitchen/dining/family room with a bespoke made kitchen. On the first floor there are three bedrooms and a well-appointed family bathroom. The property further benefits from a newly fitted boiler, replumbing and partial rewire.

Externally the property has an enclosed and landscaped rear garden. To the front there is driveway parking and a garage which has been partially converted making it an ideal home office or crafts room.

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 just over a mile away providing fast and easy access to London Euston and Birmingham.



ROOMS

Entrance Porch

Entrance via composite part glazed door. Tiled flooring.

Lounge

Fitted carpet. Two cast iron radiators. Feature log burner. Double glazed window to front aspect. Stairs rising to first floor.

Kitchen/Dining Room

Bespoke made kitchen with base units and wooden worktop over incorporating a breakfast bar. White butler sink. Tiled splash back. Space for a range cooker and washing machine. Pantry cupboard with space for freestanding fridge/freezer. Tiled flooring. Underfloor heating. Double glazed window to side aspect. Two skylight windows. Double glazed French doors to garden.

Landing

Fitted carpet. Access to loft via loft ladder. The loft has lighting, partially boarded and a wall mounted boiler.

Bedroom One

Fitted carpet. Radiator. Double glazed window to front aspect.

Bedroom Two

Fitted carpet. Radiator. Double glazed window to rear aspect.

Bedroom Three

Fitted carpet. Fitted wardrobe hanging space. Radiator. Double glazed window to front aspect.

Bathroom

Three piece suite comprising; Bath with shower over and glass shower screen. Wash hand basin. W.C. Cast iron radiator. Partly tiled walls. Double glazed opaque window to rear aspect.

Frontage

Driveway parking. Laid to lawn. Pathway leading to front door. Side access to garden.

Garage

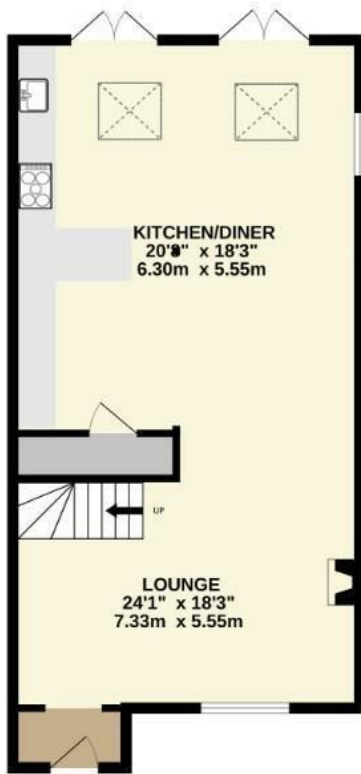
Separated into two parts. To the front is an up and over door. Double glazed windows to side aspect. The rear part has been partially converted with power, lighting and access via composite part double glazed door making an idea room for home office or crafts room.

Garden

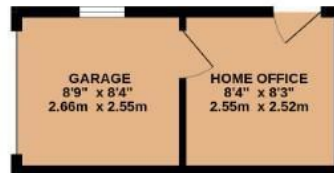
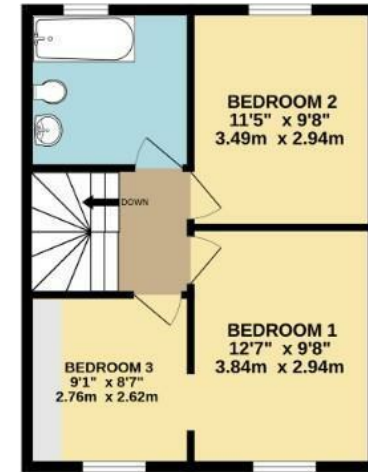
Paved patio with the laid to lawn. Fully enclosed, surrounded by mature shrubs, bushes and trees. Gated side access. Outside lighting. Outside tap.



GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.

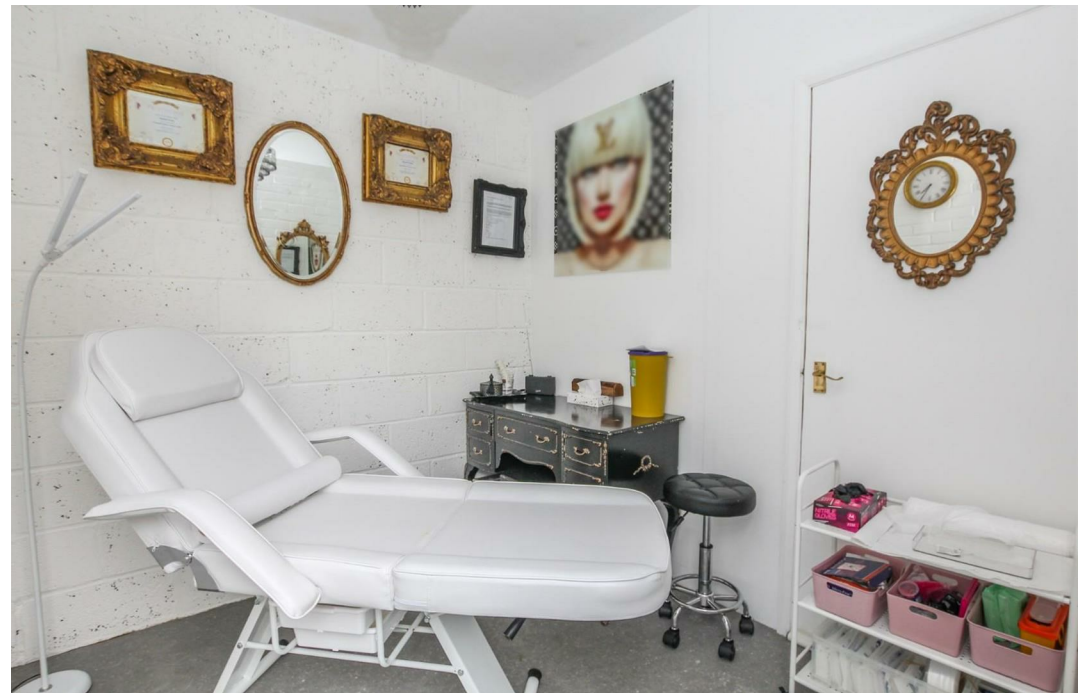


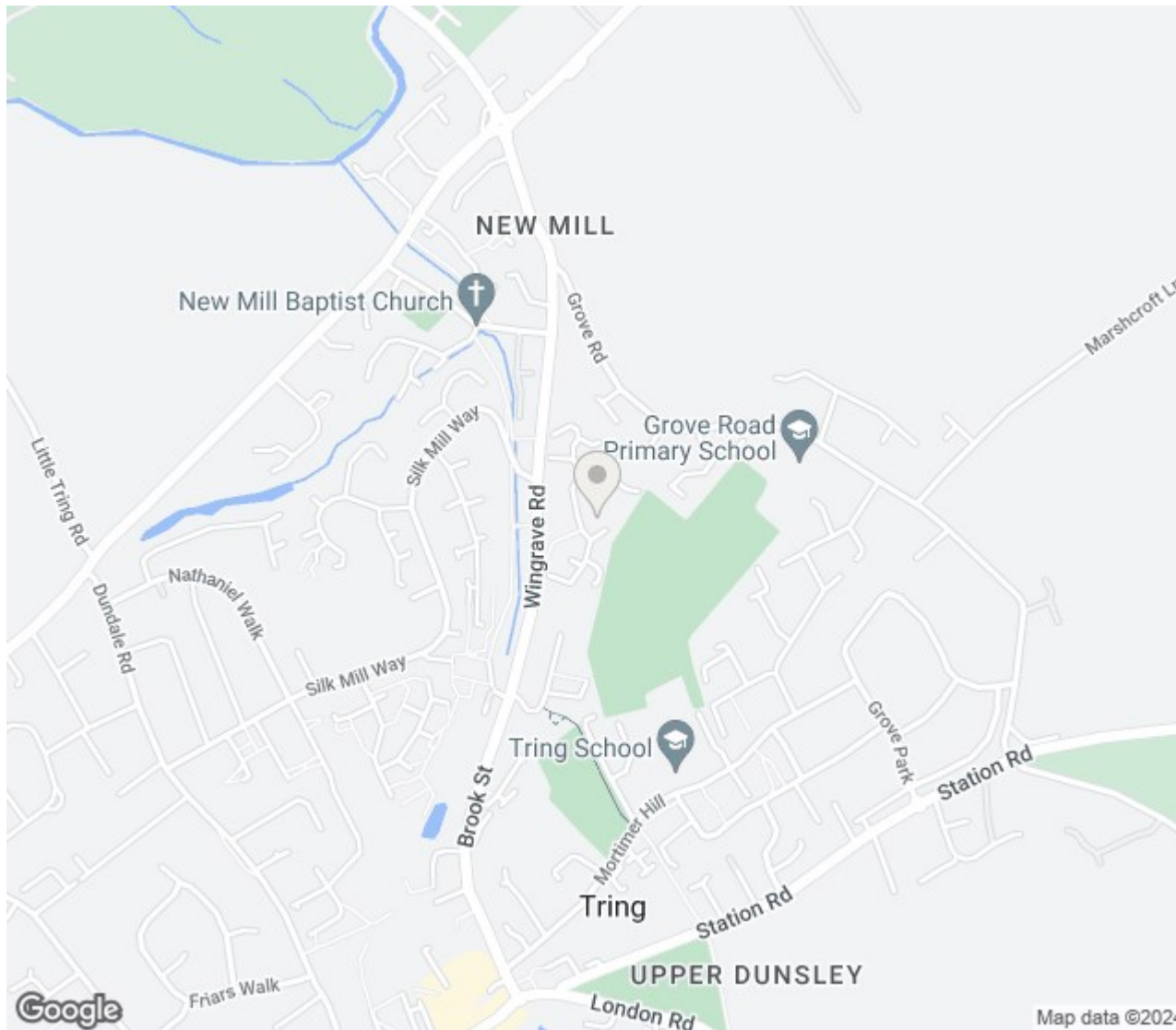
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.




TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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.
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ENERGY PERFORMANCE CERTIFICATE

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

Thinking of Selling?

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.

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