



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

36 Tring Road, Wilstone, Tring, HP23 4PB

# 36 Tring Road, Wilstone, Tring, HP23 4PB

## Offers In Excess Of £550,000

- THREE BEDROOM FAMILY HOME
- PICTURESQUE VILLAGE LOCATION
- LOUNGE/DINING ROOM
- GARAGE
- SHORT DISTANCE TO THE RESERVOIRS AND COUNTRY WALKS
- BEAUTIFULLY PRESENTED THROUGHOUT
- WELL-APPOINTED MODERN KITCHEN
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this beautifully presented three bedroom family home, located within the picturesque village of Wilstone.

In brief this property offers, entrance hall, cloakroom, lounge/dining room that opens up to the rear garden and a well-appointed kitchen. Upstairs there are three bedrooms and a modern three piece bathroom. Plus the addition of a loft room.

Externally this property benefits from a landscaped rear garden and garage.

Located on the edge of the Chiltern Hills, Wilstone is surrounded by green belt countryside with local towns in the surrounding area offering a comprehensive range of facilities, from the independent boutiques, coffee shops and markets in picturesque Tring and Berkhamsted, to larger shopping centres in Aylesbury and Hemel Hempstead. Wilstone itself offers local amenities such as a local pub and farm shop.

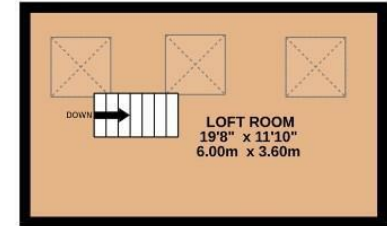
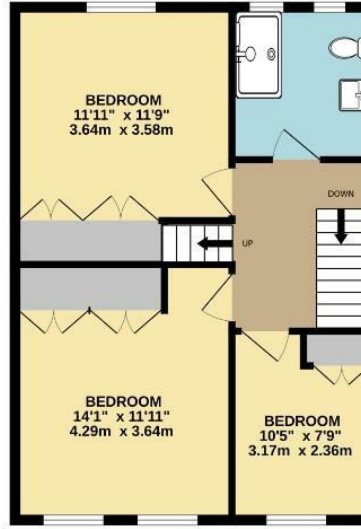
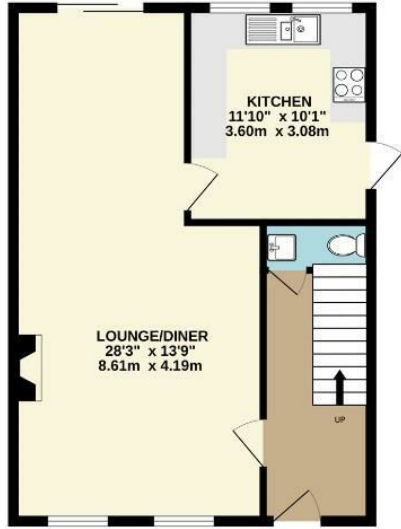
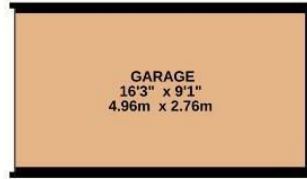
Communication links are excellent, including the A41 at Tring, which provides a convenient dual carriageway connection to the M25 and the M1 into London. Tring also has its own mainline train station, providing a fast and frequent service into London Euston.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252  
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GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.

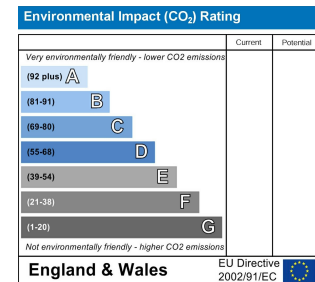
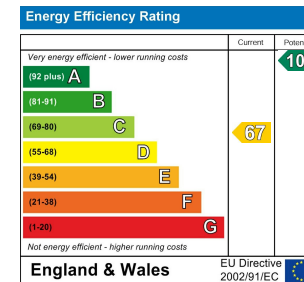
2ND FLOOR  
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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 Hall

Entry via a part glazed door. Radiator. Stairs rising to the first floor.

### Cloakroom

White two piece suite comprising; wash hand basin and W.C.

### Lounge/Dining Room

Double glazed window to front aspect. Radiator and cast iron log burner. Double glazed French doors opening to the rear garden

### Kitchen

Double glazed windows to rear aspect. A range of wall and floor mounted units consisting of cupboards and drawers with a Quartz worktop over. Electric hob with an extractor over. Electric oven and integrated microwave oven. Single bowl stainless steel sink. Integrated washing machine, dishwasher and fridge-freezer. Part glazed door opening to the rear garden.

### Frist Floor Landing

Fitted carpet and stairs rising to the loft room.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Double glazed windows to rear aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Loft Room

Skylights. Fitted carpet.

### Frontage

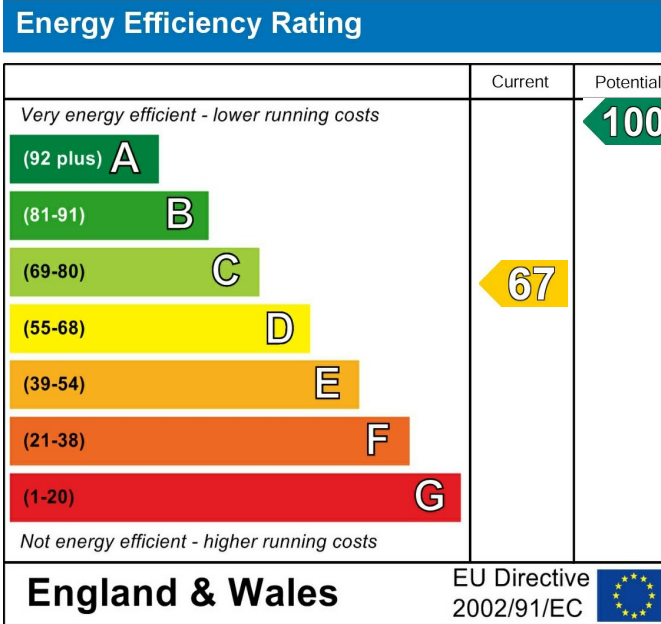
Mature flower beds. External power outlet. Path leading to the front door. On Street parking.

### Garage

Up and over door. Power and lighting.

### Rear

Landscaped rear garden. Laid lawn with mature flower beds and composite decking area. Side gated access. External water tap and power outlet.



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.







