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HUNTERS  
COTTAGE

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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

41 Tring Road, Wilstone, HP23 4PE

# 41 Tring Road, Wilstone, HP23 4PE

## Offers In Excess Of £350,000

- TWO BEDROOM COTTAGE
- GENEROUS SIZED REAR GARDEN
- SUMMERHOUSE THAT CAN BE USED AS A HOME OFFICE
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR
- SOUGHT AFTER VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- SHORT DISTANCE TO THE RESERVOIRS AND COUNTRY WALKS
- GAS CENTRAL HEATING
- KITCHEN/DINING ROOM

Hunters are pleased to market this well presented two double bedroom cottage, located within the picturesque village of Wilstone.

In brief this property offers, lounge, kitchen/dining room, bathroom, two double bedrooms. Plus a loft room.

Externally this property benefits from an enclosed rear garden with a spacious timber outbuilding that could also be used as a home office as it has power, light and internet connection.

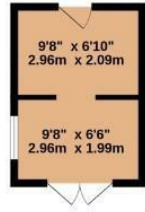
Located on the edge of the Chiltern Hills, Wilstone is surrounded by green belt countryside with local towns in the surrounding area offering a comprehensive range of facilities, from the independent boutiques, coffee shops and markets in picturesque Tring and Berkhamsted, to larger shopping centres 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.

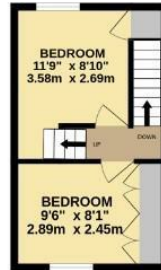
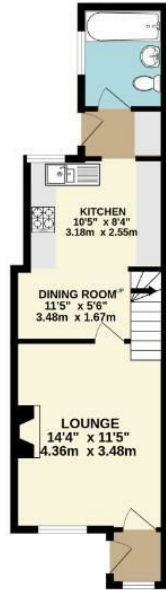
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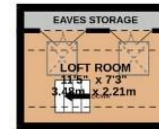
GROUND FLOOR  
527 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (21.9 sq.m.) approx.

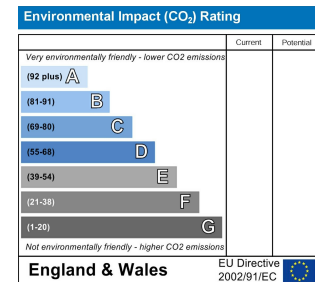
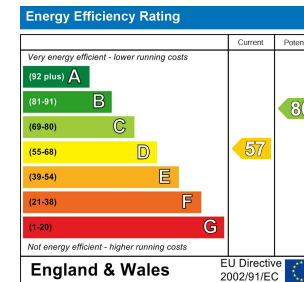


2ND FLOOR  
103 sq.ft. (9.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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. Quarry tiles. Door opening to the lounge.

### Lounge

Double glazed bay window to front aspect. Wood effect flooring and radiator. Open fire place.

### Kitchen/Dining Room

Double glazed window to rear aspect. Vaulted ceiling. A range of floor and wall mounted units with a worktop over. Gas hob and electric oven. Plumbing for a dishwasher. 1 ½ bowl sink and drainer. Stairs rising to the first floor.

### Inner Hallway

Wall mounted gas boiler. Wooden stable door opening to the rear garden. Plumbing for a washing machine.

### Bathroom

Double glazed window to side aspect. Three piece suite comprising; bathtub with mixer taps, W/C and wash hand basin.

### Bedroom One

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

### Bedroom Two

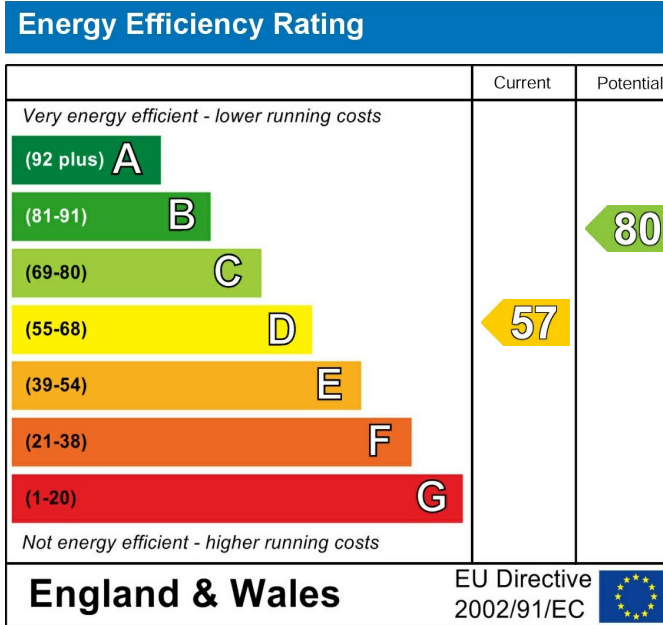
Double glazed window to rear aspect. Fitted carpet and radiator. Storage cupboard plus under stairs storage area.

### Loft Room

Skylights. Eaves storage both front and rear. Fitted carpet and radiators.

### Outside

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Summerhouse, currently used as a shed, but can be used as a 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.











