



HUNTERS[®]
HERE TO GET *you* THERE

64 Mortimer Hill, Tring, HP23 5JU

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Offers In Excess Of £800,000

- FOUR BEDROOM LINK-DETACHED FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- SHORT DISTANCE FROM TRING TOWN CENTRE
- DOWNSTAIRS CLOAKROOM and UTILITY ROOM
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- CLOSE TO HIGHLY REGARDED SCHOOLS
- DRIVEWAY and GARAGE
- CONSERVATORY
- INTERACTIVE VIRTUAL TOUR

A beautifully presented family home, just moments from the High Street and renowned schools. It offers a dual-aspect living room, a spacious conservatory/dining room, a study, and a well-equipped kitchen. Upstairs, a master suite, three additional bedrooms, and a family bathroom. The secluded rear garden adds to the property's charm. This property also benefits from having no onward chain.

Nestled in a prime location, just a short walk from the High Street and highly regarded schools, this delightful home has been carefully updated by the current owners.

Upon entering, you'll be greeted by a central hall with Karndean flooring, providing access to the main ground floor living spaces. The dual-aspect living room features a stone ornamental fireplace, with sliding doors opening into the generous conservatory/dining room. A handy study connects the conservatory to the entrance hall. The ground floor also includes a well-equipped kitchen, utility room, and cloakroom.

Upstairs, the main bedroom benefits from an en-suite shower room, whilst the three additional bedrooms are serviced by a family bathroom. Outside, the front garden is open-plan, with a private driveway leading to the garage.

The rear garden is fully enclosed, offering a high degree of privacy and seclusion. At the rear of the house, a paved area perfect for al fresco dining leads to a well-maintained lawn.

This property is truly stunning and worth booking a viewing to really experience the versatility and flexibility of this property.

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.

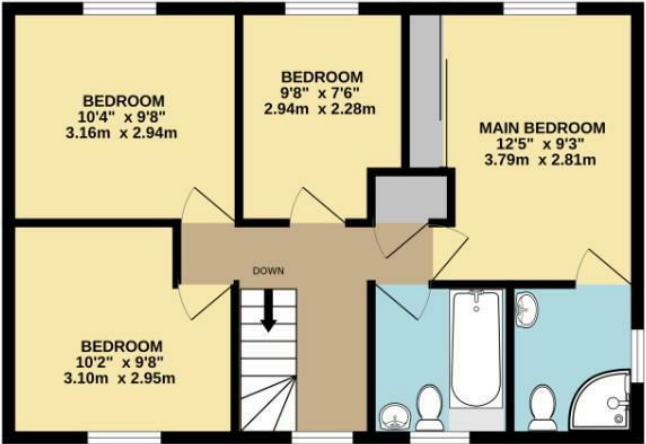
Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252

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GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	62	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		











