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4 Jubilee Gardens, Tring, HP23 4JG

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## Offers In Excess Of £600,000

- THREE BEDROOM SEMI-DETACHED HOME WITHIN A GATED COMMUNITY IN CENTRAL TRING
- MYENERGI EDDI SOLAR DIVERTER PLUS EXPORTING ENERGY TO THE GRID
- MODERN KITCHEN WITH INTEGRATED APPLIANCES, BRITA TAP AND WATER SOFTENER
- PRINCIPAL SUITE WITH HAMMONDS FITTED WARDROBES AND HIGH-SPEC EN-SUITE
- DRIVEWAY PARKING, RECENT BOILER REPLACEMENT AND PLANNING PERMISSION GRANTED
- FOUR SOLAR PV PANELS AND SOLAR THERMAL PANEL FOR ENERGY EFFICIENCY
- SPACIOUS LOUNGE/DINING ROOM WITH GARDEN ACCESS AND ELECTRIC FIREPLACE
- THREE DOUBLE BEDROOMS ALL WITH EN-SUITE FACILITIES
- LANDSCAPED REAR GARDEN WITH DECKING AREA AND SIDE ACCESS
- INTERACTIVE VIRTUAL TOUR

Tucked away in a gated community within the heart of Tring, this beautifully presented three bedroom semi-detached home offers a superb blend of privacy, modern living, and thoughtfully upgraded features throughout.

The property is introduced via a welcoming entrance hall, with stairs rising to the first floor, setting the tone for the well-designed accommodation. The kitchen is stylishly appointed with a range of floor and wall mounted units, complemented by integrated appliances, a Brita water filter tap, and the added benefit of a water softener. Recent upgrades include a fridge freezer, washing machine, and hob, all replaced within the last five years, ensuring both convenience and efficiency.

To the rear, the spacious lounge/dining room provides an excellent living and entertaining space, enhanced by a contemporary electric fireplace. This bright and inviting room opens directly onto the rear garden, creating a seamless indoor-outdoor flow.

The home is further enhanced by energy-efficient features, including four solar PV panels, which generate electricity even without direct sunlight, and a solar thermal panel supporting the hot water system. A MyEnergi Eddi solar diverter intelligently redirects surplus energy to heat water, maximising efficiency. One can also enjoy the benefits of exporting to the grid for an annual return.

The first floor offers two well-proportioned bedrooms, including the principal bedroom, both benefitting from their own en-suite facilities. The principal suite is particularly impressive, featuring Hammonds fitted wardrobes—still under guarantee—and a high-spec en-suite complete with a Corian bath, known for its durability and heat retention, along with an Aqualisa digital shower and bath system for a premium experience.

The second floor is dedicated to a further generous double bedroom, also enjoying its own en-suite, creating an ideal guest suite or private retreat.

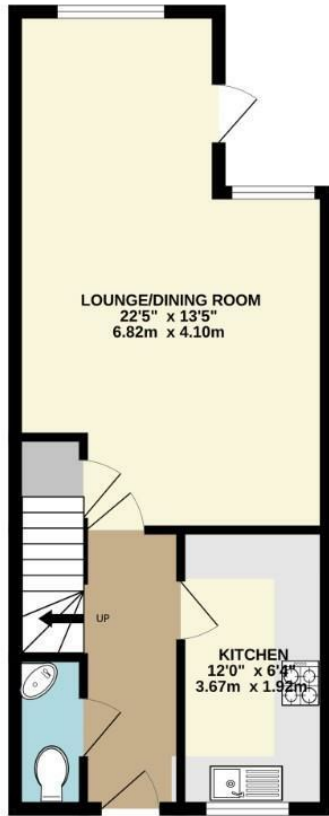
Externally, the beautiful south facing landscaped rear garden provides a peaceful setting, predominantly laid to lawn and complemented by a decking seating area—perfect for relaxing or entertaining. Mature flower beds add character, while side gated access enhances practicality. The property also benefits from planning permission to extend the ground floor, with full drawings available, offering excellent future potential.

To the front, two allocated parking bays provide convenient off-road parking.

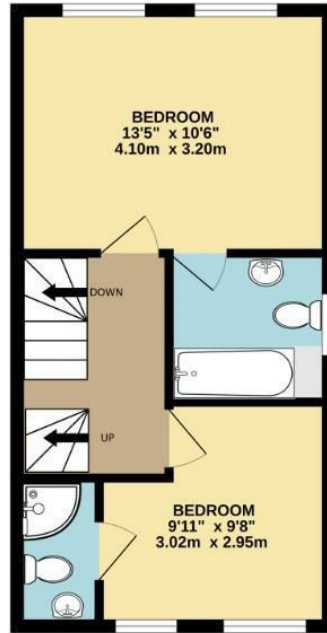
Further recent improvements include a boiler replacement within the last two years, adding to the home's efficiency and reliability. This gated community also offers direct pedestrian access onto the High Street.

A fantastic opportunity to acquire a modern, energy-efficient home in a highly desirable central location—early viewing is highly recommended.

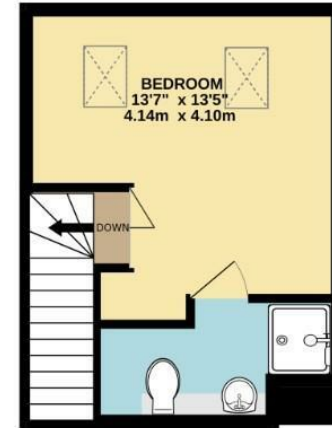
GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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









