



HUNTERS[®]

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20 Morefields, Tring, HP23 5EU

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Guide Price £525,000

- WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- WELCOMING LOUNGE WITH FEATURE FIREPLACE
- VERSATILE SECOND RECEPTION ROOM CURRENTLY USED AS A HOME OFFICE
- THREE GENEROUS DOUBLE BEDROOMS AND A FAMILY BATHROOM
- DRIVEWAY PROVIDING CONVENIENT OFF-ROAD PARKING
- TUCKED AWAY POSITION OFFERING A QUIET AND PRIVATE SETTING
- FITTED KITCHEN WITH FRENCH DOORS OPENING TO THE REAR GARDEN
- GROUND FLOOR SHOWER ROOM AND SEPARATE UTILITY ROOM
- ENCLOSED REAR GARDEN WITH PATIO AREA, MATURE FLOWER BEDS, FRUITS, AND VEGETABLES
- INTERACTIVE VIRTUAL TOUR

Tucked away within a popular residential area of Tring, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation, ideal for modern day living.

The property is entered via a welcoming porch, opening directly into the comfortable lounge, which features an attractive fireplace creating a warm and inviting focal point. To the rear, the kitchen is fitted with a range of floor and wall-mounted units with work surfaces over, complemented by a ceramic sink and drainer. French doors open onto the rear garden, allowing plenty of natural light and providing easy access for outdoor dining and entertaining.

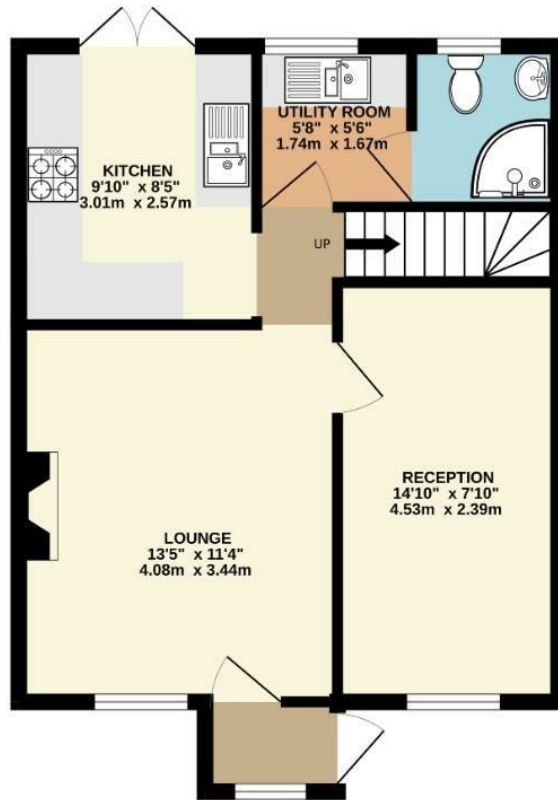
Further ground floor accommodation includes a separate reception room, currently utilised as a home office, offering flexibility for a variety of uses including a playroom or additional sitting room. A useful utility room and modern ground floor shower room complete the downstairs layout.

Upstairs, the first-floor landing leads to three generous double bedrooms, all offering excellent space for family living, alongside a well-appointed family bathroom.

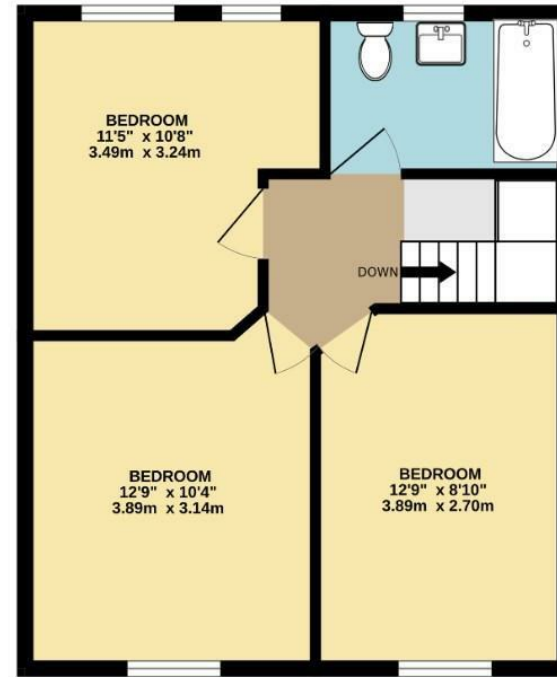
Externally, the enclosed rear garden is mainly laid to lawn and enjoys a patio seating area ideal for relaxing outdoors. Mature flower beds are filled with an array of fruits and vegetables, creating a wonderful space for keen gardeners and families alike. To the front, the driveway provides convenient off-road parking.

Offering flexible living accommodation in a sought-after location, this charming family home must be viewed to be fully appreciated.

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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