



HUNTERS®

HERE TO GET *you* THERE

7 Elizabeth Drive, Tring, HP23 5HL

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Offers In Excess Of £390,000

- THREE BEDROOM END OF TERRACE
- KITCHEN/DINING ROOM
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- INTERACTIVE VIRTUAL TOUR
- NO ONWARD CHAIN
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- BUILT IN WARDROBES

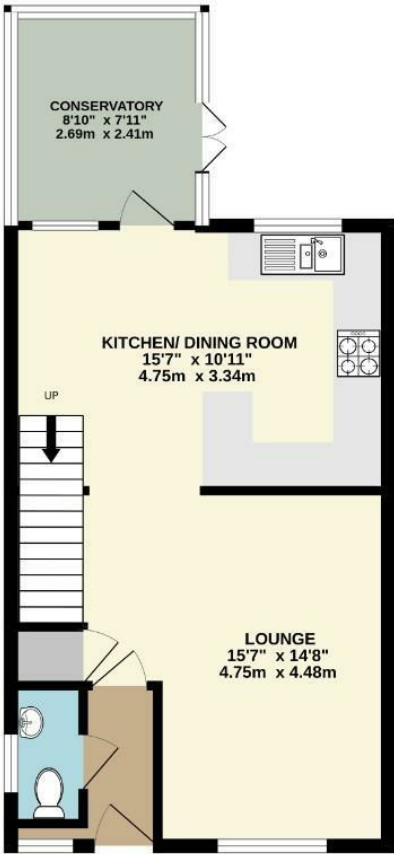
This well presented three bedroom end of terrace home, comes to the market with no onward chain and located within a prime location of Tring.

In brief this property comprises; entrance hall, cloakroom, lounge, kitchen/dining room and conservatory. Upstairs there are three bedrooms and a bathroom. Externally benefitting from an enclosed rear garden.

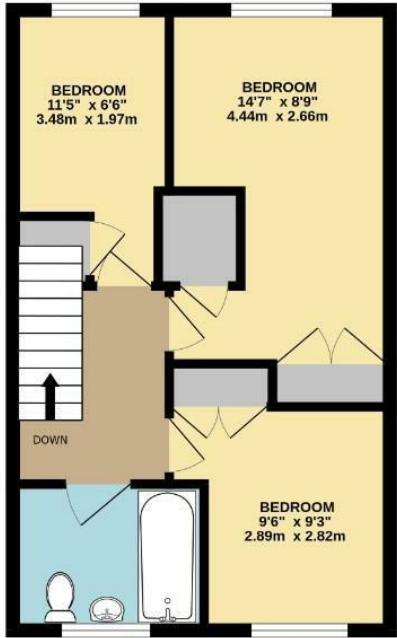
The historic market town of Tring provides a wide variety of individual shops and restaurants and is surrounded by beautiful and rolling countryside. Local schooling includes the renowned Tring Park School, Grove Road Primary and Junior School, Dundale School , Tring School as well as nearby Grammar schools. Major road and rail links are conveniently located with Tring mainline railway station providing fast and easy access to London Euston and Birmingham.

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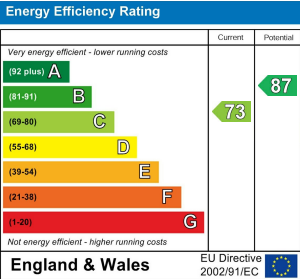
GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.8 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.
Made with Metropix 50025



Entrance Hall

Entry via a part glazed door. Fitted coir matt and wood effect flooring. Radiator.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising; W/C and wash hand basin. Wood effect flooring and radiator.

Lounge

Double glazed window to front aspect. Wood effect flooring and radiator. Storage cupboard.

Kitchen/Dining Room

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Space for a cooker. Space for a fridge/freezer. Plumbing for a dishwasher and washing machine. Wood effect flooring and radiator. Stairs rising to the first floor landing.

Conservatory

Triple aspect double glazed window. Tiled flooring and radiator. Double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet. Access to the loft.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and radiator. Built in wardrobe and airing cupboard.

Bedroom Two

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

Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator.

Bathroom

Double glazed window to front aspect. Three piece suite comprising; bathtub with shower over, W/C and wash hand basin.

Rear

Enclosed rear garden. Mainly laid to lawn with a patio seating area. Garden shed. Mature flower beds.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.





