



HUNTERS®
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4 Elizabeth Drive, Tring, Herts, HP23 5HL

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Guide Price £400,000

- THREE BEDROOM FAMILY HOME
- SPACIOUS AND BRIGHT LOUNGE
- FAMILY BATHROOM
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- HIGHLY SOUGHT AFTER LOCATION IN TRING
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN / DINING ROOM
- ENCLOSED REAR GARDEN WITH PATIO AREA
- RECENTLY INSTALLED DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

We are delighted to offer for sale this well presented three bedroom family home, ideally located within a highly sought-after residential area of Tring, and comes to the market with no onward chain.

The property is entered via a welcoming entrance hall which provides access to the main living accommodation and stairs rising to the first floor. The spacious and bright lounge offers an inviting space to relax and unwind, flowing seamlessly into the kitchen/dining room. This well-appointed area is fitted with an array of floor and wall mounted units, offering ample storage and work surface space, and provides an ideal setting for family meals and entertaining.

Upstairs, the first floor comprises three generous double bedrooms, all well proportioned and offering flexible accommodation and both offering built in wardrobes. These are complemented by a modern family bathroom, completing the internal layout.

Externally, the property benefits from an enclosed rear garden, mainly laid to lawn and enhanced by a patio seating area, plus a large garden shed. To the front, a recently installed driveway provides convenient off-road parking.

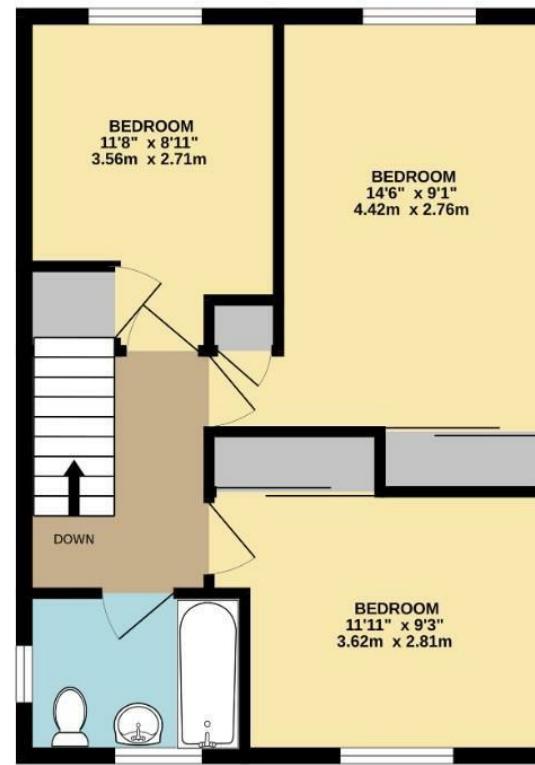
Overall, this attractive home offers well balanced accommodation in one of Tring's most desirable locations and would suit a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space, presentation and setting on offer.

Tring is a historic market town in Hertfordshire, England, located on the edge of the Chiltern Hills Area of Outstanding Natural Beauty. Known for its picturesque high street, independent shops, and traditional markets. Tring is also famous for the Natural History Museum at Tring, which houses the extensive zoological collection of Walter Rothschild. Excellent walking and cycling routes through the surrounding countryside, including the nearby Ashridge Estate and Grand Union Canal, Tring combines rural charm with good transport links to London.

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA - 949 sq.ft. (88.2 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	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			





