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32 Goldfield Road, Tring, Hertfordshire, HP23 4AZ

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## Offers In Excess Of £525,000

- THREE BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- SUMMER HOUSE
- WELL PRESENTED THROUGHOUT

- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom mid-terraced home is superbly located within the highly desirable market town of Tring, just a short distance from well-regarded local schools and the vibrant Tring High Street, which offers a wide range of independent shops, cafés, restaurants, and everyday amenities. Tring also benefits from excellent transport links, including the mainline station with direct services to London Euston, making it a popular choice for families and commuters alike.

The property itself offers spacious, well-balanced, and versatile accommodation, ideal for modern family living. Upon entering, you are welcomed into a bright and inviting hallway which leads through to a comfortable and generously sized lounge, perfect for relaxing in the evenings. A separate dining room provides an excellent space for family meals and entertaining, while the well-appointed kitchen offers ample storage and worktop space.

To the first floor, the home provides three bedrooms, two of which are good-sized doubles, offering flexible accommodation for family members, guests, or home-working. The layout is completed by a family bathroom and a separate W.C., adding a welcome level of convenience for busy households.

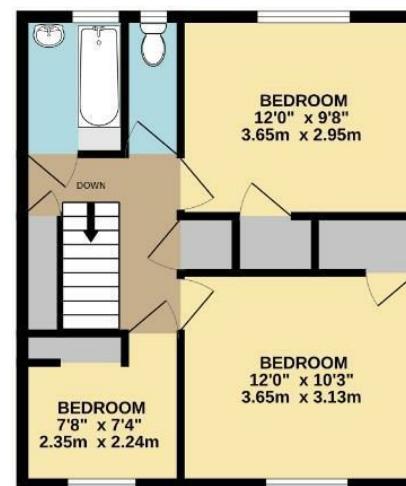
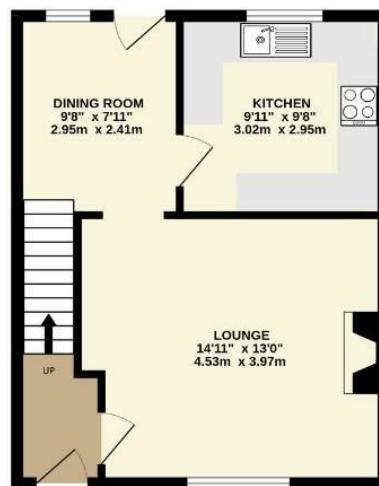
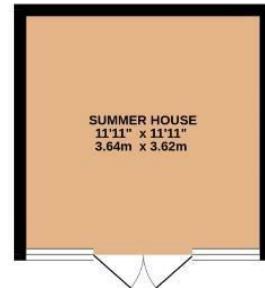
Outside, the property truly comes into its own. The landscaped rear garden is mainly laid to lawn and has been thoughtfully designed to offer a variety of usable spaces, including an undercover seating area, a BBQ area, and a generous summer house. To the front, the property benefits from driveway parking, while side gated access leads conveniently to the rear garden.

With its excellent presentation, impressive outdoor space, and prime location in one of Hertfordshire's most sought-after towns—surrounded by beautiful countryside and the Chiltern Hills—this is a wonderful opportunity to secure a fantastic family home in Tring. Early viewing is highly recommended to fully appreciate everything this property has to offer.

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GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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 operation can be given. Not to scale.

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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



