



**St. Francis Close, Tring**  
HP23 4FG

**Asking Price £450,000**



**HUNTERS®**  
HERE TO GET *you* THERE

# St. Francis Close, Tring

## DESCRIPTION

Hunters are delighted to offer this well presented and spacious two double bedroom home, located within a newly built development.

The property comprises; entrance hall, cloakroom, kitchen and lounge/diner with patio doors to the landscaped rear garden. Upstairs there are two double bedrooms and a family bathroom. The property also boasts driveway parking for two vehicles.

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.



# ROOMS

## Entrance Hall

Entrance via composite part glazed door. Laminate flooring. Radiator. Stairs rising to first floor.

## Cloakroom

White two piece suite comprising; Wash hand basin. W.C. Part tiled walls. Laminate flooring. Radiator. Double glazed opaque window to front aspect.

## Kitchen

A range of wall and base units with worktop over. Stainless steel sink unit with drainer. Integrated oven with four ring gas hob and extractor above. Integrated fridge/freezer, dishwasher and washer/dryer. Laminate flooring. Double glazed window to front aspect.

## Lounge/Diner

Laminate flooring. Two radiators. Double glazed patio doors to garden.

## Landing

Fitted carpet. Access to loft.

## Bedroom One

Fitted carpet. Radiator. Built in wardrobes. Double glazed to rear aspect.

## Bedroom Two

Fitted carpet. Radiator. Double glazed windows to front aspect. Storage cupboard.

## Bathroom

White three piece suite comprising; panelled bath with shower over and glass shower screen. Wash hand basin. W.C. Part tiled walls. Laminate flooring. Shaver point. Chrome heated towel rail.

## Garden

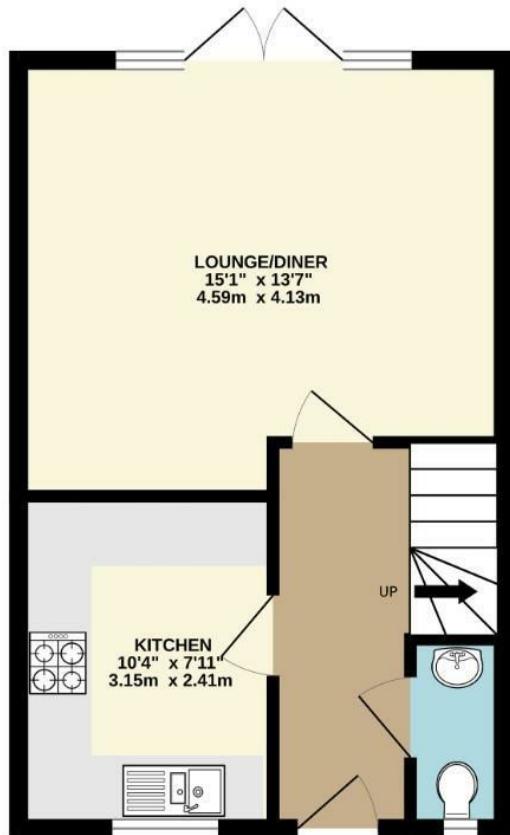
Paved patio with remainder laid to lawn. Fully enclosed. Wooden sheds. Outside tap.

## Frontage

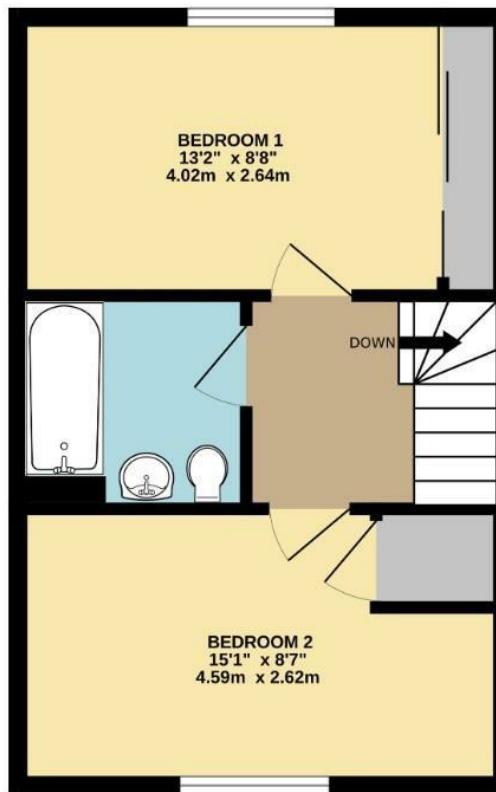
Parking for two vehicles.



GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.

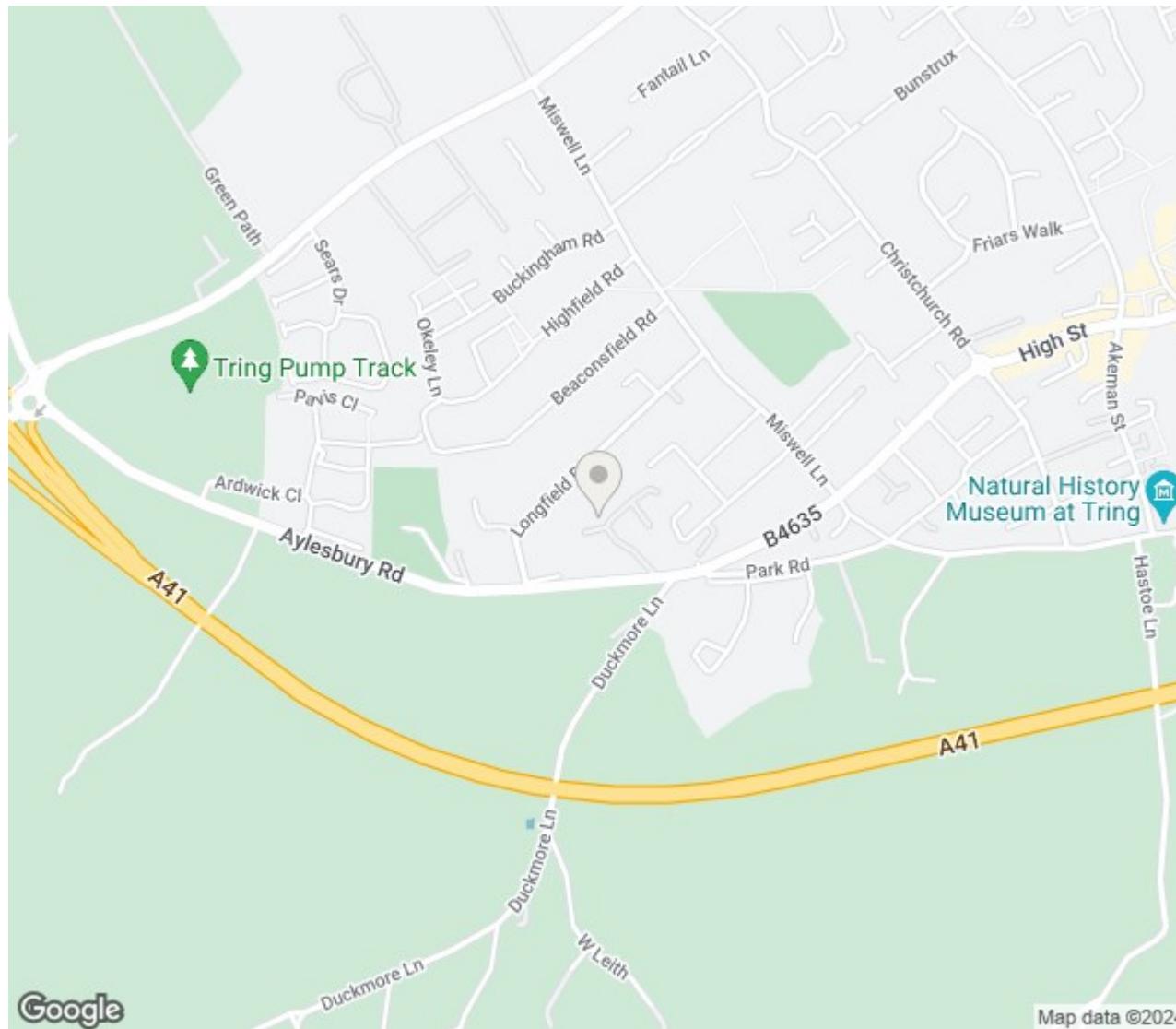


1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.6 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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#### Thinking of Selling?

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.

83 High Street, Tring, HP23 4AB | 01442 500252 | [tring@hunters.com](mailto:tring@hunters.com)

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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	