



HUNTERS®
HERE TO GET *you* THERE

8 Tring Road, Wilstone, Tring, HP23 4PB

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Offers In Excess Of £475,000

- TWO BEDROOM SEMI-DETACHED HOME
- POTENTIAL TO EXTEND FURTHER (STNPP)
- DOWNSTAIRS CLOAKROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- COMPLETELY RENOVATED BY THE CURRENT VENDOR
- KITCHEN/DINING ROOM
- DRIVEWAY PARKING and GARAGE
- VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this truly stunning two bedroom semi-detached home located with the picturesque Hertfordshire village of Wilstone.

This property has been completely renovated by the current vendor, which includes, a complete re-wire, combination boiler, roofing felt and double glazed windows. This property also benefits from fibre broadband.

In brief this wonderful property comprises; entrance hall, downstairs cloakroom, lounge with a cast iron fireplace and French doors opening to the rear garden, well appointed kitchen/ dining room with a pull out table, two bedrooms both with three piece en-suites.

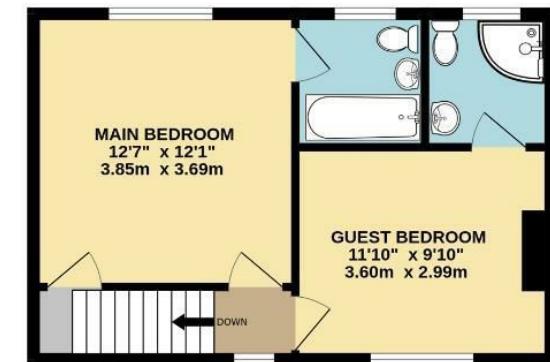
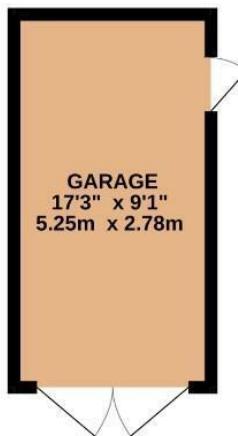
Externally this property benefits from driveway parking and a garage, plus a sizeable rear garden.

Located on the edge of the Chiltern Hills, Wilstone is surrounded by green belt countryside with local towns in the surrounding area offering a comprehensive range of facilities, from the independent boutiques, coffee shops and markets in picturesque Tring and Berkhamsted, to larger shopping centres in Aylesbury and Hemel Hempstead. Wilstone itself offers local amenities such as a local pub and farm shop.

Communication links are excellent, including the A41 at Tring, which provides a convenient dual carriageway connection to the M25 and the M1 into London. Tring also has its own mainline train station, providing a fast and frequent service into London Euston.

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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		
(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			

Entrance Hall

Entry via a composite door. Double glazed window to side aspect. Wood effect flooring and radiator. Stairs rising to the first floor landing.

Downstairs Cloakroom

Double glazed window to front aspect. W/C. Wood effect flooring.

Lounge

Double glazed window to front aspect. Wood effect flooring and radiator. Cast iron fireplace. Double glazed French doors opening to the rear garden.

Kitchen/ Dining Room

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a solid wood worktop over. 1½ bowl sink and drainer. Four ring induction hob with a glass splash back and extractor over. Electric oven and grill.

Integrated dishwasher and washing machine. Pantry with space for a tumble dryer and fridge-freezer.. Wood effect floor and a door leading to the rear garden. Wall mounted gas combination boiler.

Landing

Double glazed window to front aspect. Fitted carpet and doors to;

Main Bedroom

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

En-suite

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

Guest Bedroom

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

En-suite

Double glazed window to rear aspect. Three piece suite comprising; walk-in shower, W/C and a wash hand basin. Tiled flooring and heated towel rail.

Front

Driveway parking for multiple vehicles. Laid lawn and flower beds. Access to the rear garden and garage. External power outlets.

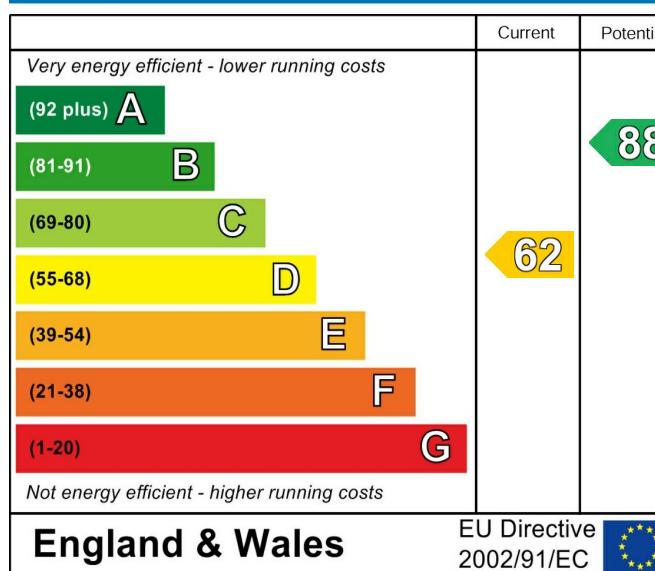
Garage

Barn style doors. Door leading from the garden. Power and lights.

Rear

Sizeable enclosed rear garden. Mainly laid to lawn with a seating area. External power outlets.

Energy Efficiency Rating



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.



