



HUNTERS®
HERE TO GET *you* THERE

41 Legion Field Crescent, Tring, HP23 4FU

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Offers In Excess Of £435,000

- MODERN TWO-BEDROOM HOME BUILT JUST THREE YEARS AGO
- STYLISH KITCHEN WITH BREAKFAST AREA AND MODERN FINISHES
- TWO DOUBLE BEDROOMS INCLUDING EN-SUITE TO MASTER
- FULLY ENCLOSED REAR GARDEN WITH PATIO
- IDEAL FOR PROFESSIONALS, DOWNSIZERS OR FIRST-TIME BUYERS
- LOCATED IN A QUIET AND SOUGHT-AFTER NEIGHBOURHOOD
- SPACIOUS LOUNGE WITH DOORS OPENING TO REAR GARDEN
- CONTEMPORARY FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM
- GATED REAR ACCESS AND TWO ALLOCATED PARKING SPACES
- INTERACTIVE VIRTUAL TOUR

Nestled in a quiet, highly desirable location, this beautifully presented two-bedroom modern home is just three years old and offers an exceptional standard of finish throughout. Thoughtfully designed for contemporary lifestyles, the property effortlessly combines comfort, style, and practicality in equal measure.

Upon entering, you're welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home. To the front, the stylish kitchen/breakfast room boasts sleek cabinetry, quality integrated appliances, and a smart layout that maximises both space and function. The dedicated breakfast area is ideal for casual dining, morning coffee, or hosting friends in a relaxed setting, all wrapped in clean modern finishes.

To the rear of the property, the generous lounge offers a warm and inviting space to unwind, enhanced by large glazed doors that open directly onto the beautifully landscaped, private rear garden. This seamless indoor-outdoor connection creates a perfect space for summer entertaining, al fresco dining, or simply enjoying the peaceful surroundings. A well-placed ground floor cloakroom adds everyday convenience.

Upstairs, the main bedroom is a calming retreat, complete with a luxurious en-suite shower room finished to a high specification. The second double bedroom is equally well-sized and versatile—ideal for guests, children, or a home office setup. A beautifully appointed family bathroom completes the first floor, offering both style and functionality.

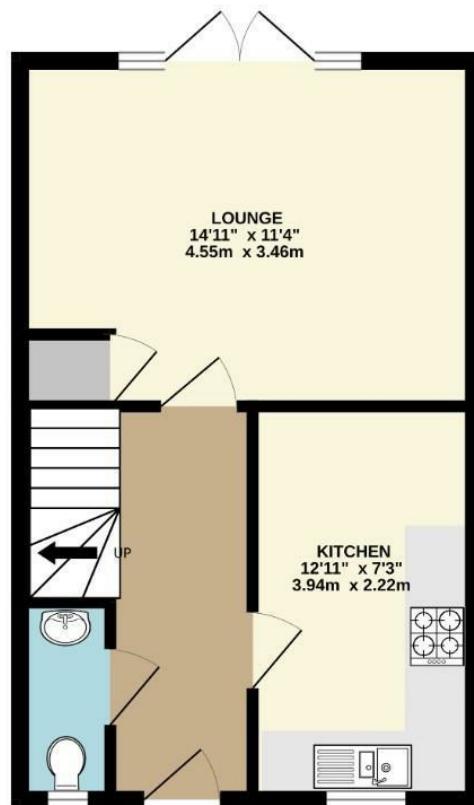
Outside, the fully enclosed rear garden provides a secure and tranquil space with a paved patio for dining, a neat artificial lawn and gated rear access. Two private parking spaces are included, adding further convenience.

With its high-quality finish, modern design, and peaceful setting, this stunning home is perfectly suited for professionals, downsizers, or young families seeking a move-in-ready property in a prime location.

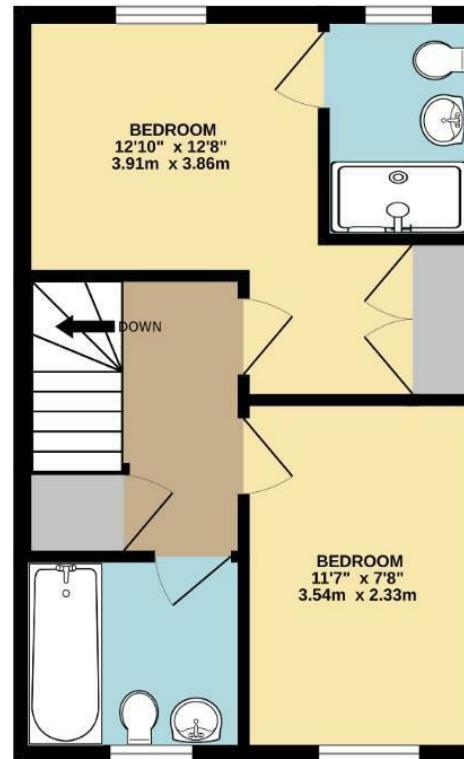
Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252

tring@hunters.com | www.hunters.com

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 | | 97 |
| (92 plus) A | | |
| (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 | | |

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) 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

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