



Hunters Close, Tring, HP23 5QB  
Asking price £250,000

**Sears & Co**  
estate & letting agents

A well presented one bedroom cluster home, situated in this convenient position on Hunters Close in the delightful Hertfordshire market town, Tring.

Accommodation includes an entrance hallway, living room, modern kitchen, double bedroom and a refitted family bathroom with a three piece white suite.

Externally the property further benefits from an area of garden. Council tax band B. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Wood effect flooring. Access to kitchen and living area.

### Living Area

Double glazed window. LVT flooring. Radiator. Stairs rising to first floor accommodation. Open plan to the kitchen.

### Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated fridge freezer, oven and dishwasher. Integrated induction hob with extractor over. Space for a freestanding washing machine. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Partially tiled walls. Wood effect flooring.

### First Floor Landing

Access to the bathroom and bedroom.

### Bedroom

Double glazed window. Radiator. Storage cupboard.

### Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over, cabinet

enclosed wash hand basin and low level w/c. Tiled walls. Wood effect flooring. Radiator. Cupboard housing the combi boiler.

### Externally

The property further benefits from an area of garden, arranged with shingle and patio.

### Disclaimer

Estate Agency Act 1979 - Under section 21 of the Estate Agency Act, the owner of this property is a relative of the directors at Sears & Co.



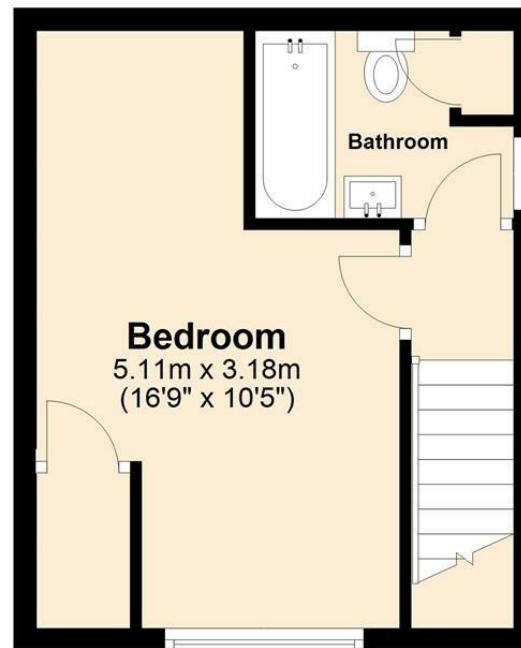
## Ground Floor

Approx. 24.0 sq. metres (258.0 sq. feet)



## First Floor

Approx. 22.0 sq. metres (236.4 sq. feet)



**Total area: approx. 45.9 sq. metres (494.4 sq. feet)**

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

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**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

