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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



# Tring 'Grove'

OFFERS IN EXCESS OF

£1,250,000

Positioned on one of the most sought after roads in Tring and offered for sale with no onwards chain. A period home with a number of stylish enhancements and offering a flexible layout over three floors which includes 3 reception spaces, four double bedrooms with dressing room and two bathrooms. Early enquires essential.



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## Grove Road, Tring, HP23

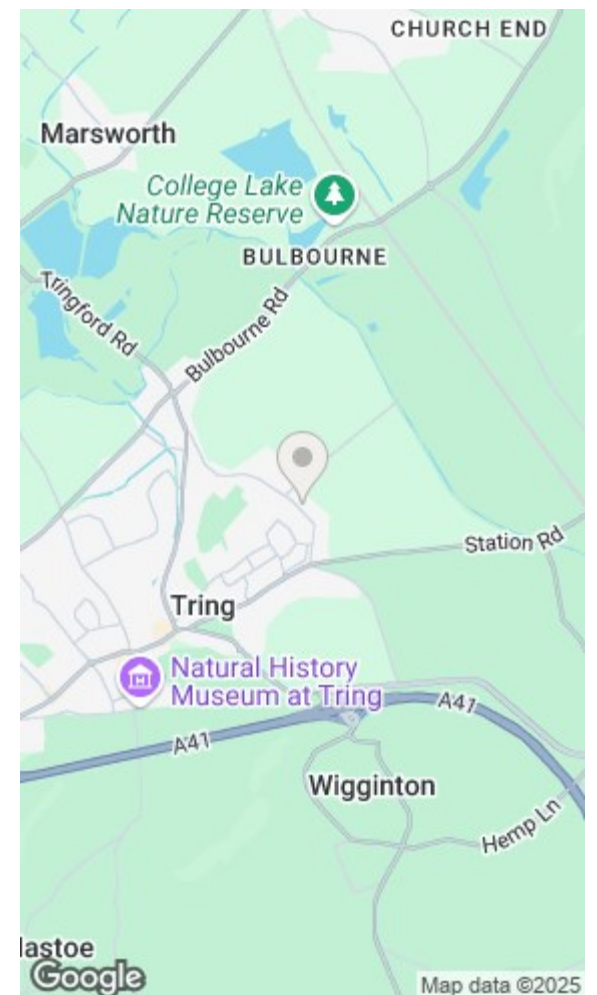
Approximate Area = 2361 sq ft / 219.3 sq m  
 Limited Use Area(s) = 145 sq ft / 13.4 sq m  
 Garage = 82 sq ft / 7.6 sq m  
 Outbuilding = 144 sq ft / 13.3 sq m  
 Total = 2732 sq ft / 253.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Sterling Homes. REF: 1261818.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	80		

Energy Efficiency Rating: 70 (Current), 80 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential)

England & Wales EU Directive 2002/91/EC





With a rear garden in excess of 200ft and boasting a prime position on a sought after residential road.



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#### The Ground Floor

The front door opens to a welcoming reception hall where stairs rise to the first floor and a door opens to the through living/ dining room which is dual aspect with a window to the front and glass paned door opening to the rear. In the living room area there is a cast iron wood burning stove with cabinets and shelving to either side while the dining space has a door directly to the kitchen/breakfast room and an open grate fireplace. The kitchen has been fitted with a high quality range of shaker style base and eye level units with solid granite worktops over and a walk in fitted pantry style cupboard. The central island breakfast bar area is the ideal space to socialise over a coffee and croissant in the morning or a gin and tonic in the evening! From here a door opens to a good size boot room with a door to the outside making the perfect spot for wet dogs and muddy wellies to dry off. From here a door opens to the garage where the back section has been converted to a home gym. Another door from the boot room opens to a 'lootility room' which is fitted with base level units, sink and low level wc. A dedicated family room with a vaulted ceiling and doors opening to the rear garden complete the ground floor.

#### First & Second Floors

The landing area of the first floor has doors opening to three double bedrooms and to the shower room. The principal bedroom, positioned at the back of the property has far reaching views towards the Ivinghoe Beacon and a door opening to a dedicated dressing room. From here a door opens to a jack and jill ensuite bathroom with freestanding claw foot bath. Stairs from the landing rise to the second floor to a magnificent bedroom with window to the rear really making the most of such stunning views. There is a door from here opening to the remaining attic space which could also be converted to further accommodation STNP should this be required.

#### The Outside

A high level hedge to the front and side provides an excellent privacy screen and has an opening leading to a good size driveway which provides parking for several vehicles. Double doors open to the garage space while a pedestrian gate leads to a pathway at the side taking you through to the rear garden and side door into the boot room. Directly to the rear of the garden is a patio area which leads to the main part of the garden which is laid to lawn. From here there is a timber framed garden shed and a garden cabin with power, light and fully insulated. Whilst being mainly laid to lawn the garden area has a number of mature planting and hedging to three boundaries.

#### The Location

Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit. The property is within walking distance of Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.

#### Education In The Area

The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Grove & Goldfield Infants and Nursery School (currently with an outstanding Ofsted), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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