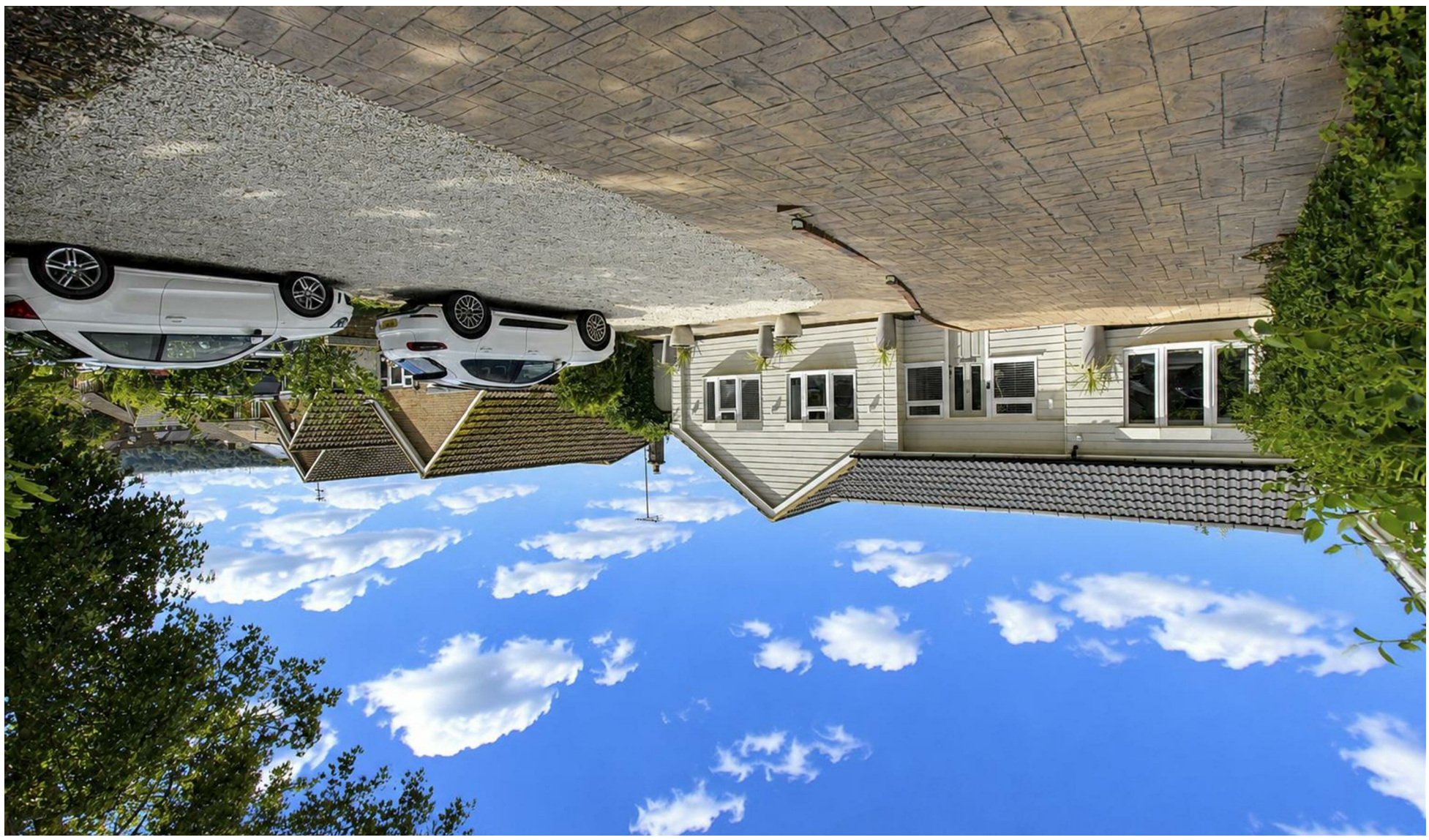

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Tring

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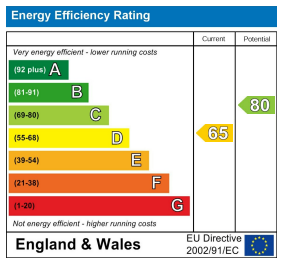
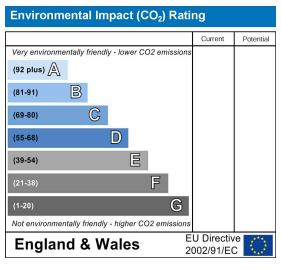
Total area: approx. 138.2 sq. metres (1487.4 sq. feet)





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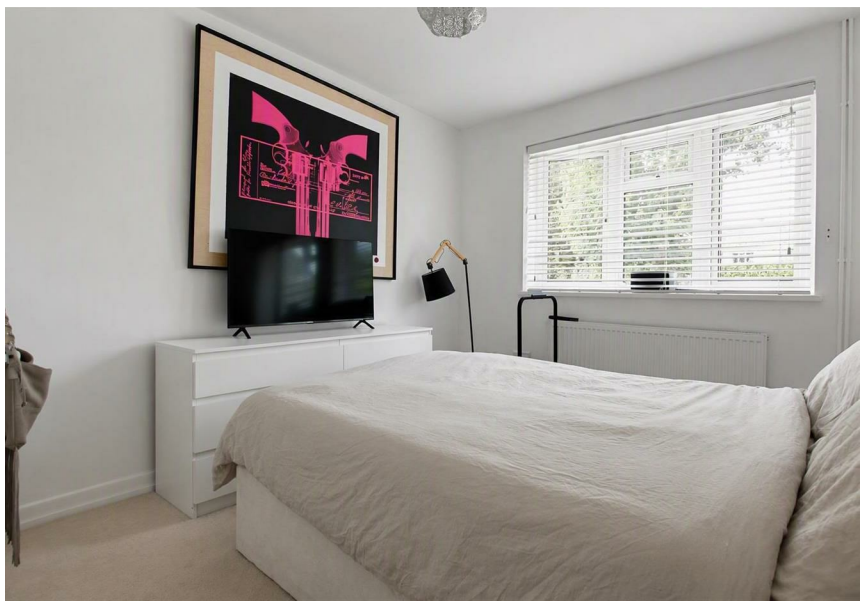
A lovely property in a top location on a good size level plot.



Reception Spaces
A large entrance hall welcomes you into this property and boasts a whole bank of fitted wardrobes with ample hanging and storage space to one wall. Two windows to the front allow natural light to flood this space alongside the open plan layout to the principal reception room which has a sliding patio door to the rear garden and a door leading directly into the dining area which has windows to the side and rear and French doors opening to the rear garden. The 'eat-in' kitchen has been refitted with a range of base and eye level units with granite work tops. Another space which is flooded with natural light with two windows to the side aspect giving wonderful views up to Tring Park, a window to the the other side overlooking the garden and French doors opening to the garden.

Bedrooms & Bathrooms
There are four bedrooms in total, three of which overlook the front and one of which has sliding patio doors to the rear. Two of the bedrooms boast fitted wardrobes. All four of the bedrooms are well served by two bathrooms, one of which has a double width walk in shower the second bathroom has a bath with shower over.

The Outside
A high level hedge to the front provides an excellent degree of privacy and has an opening to an extensive driveway which provides parking for several vehicles. Directly to the rear of the house is a flagstone patio area leading to the main portion of the garden which is laid to lawn. There is an excellent degree of privacy with mature beds and borders along a variety of specimen trees, fruit trees and hedging.

The Location
The property is situated 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.

Education In The Area
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Dundale primary and junior school, Grove Road primary and junior school and Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to the The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury.

Transport Links
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

Agents Information For Buyers
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3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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