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Tring

OFFERS IN EXCESS OF £1,125,000

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Tring

OFFERS IN EXCESS OF

£1,125,000

Located in a peaceful cul-de-sac setting on the Grove side of town within easy striking distance to the schools and station and offered for sale with complete onwards chain. Measuring in excess of 2,200 sq ft and presented in first class decorative order the property comprises 4 double bedrooms, 2 bathrooms, 3 reception rooms and kitchen/breakfast room.

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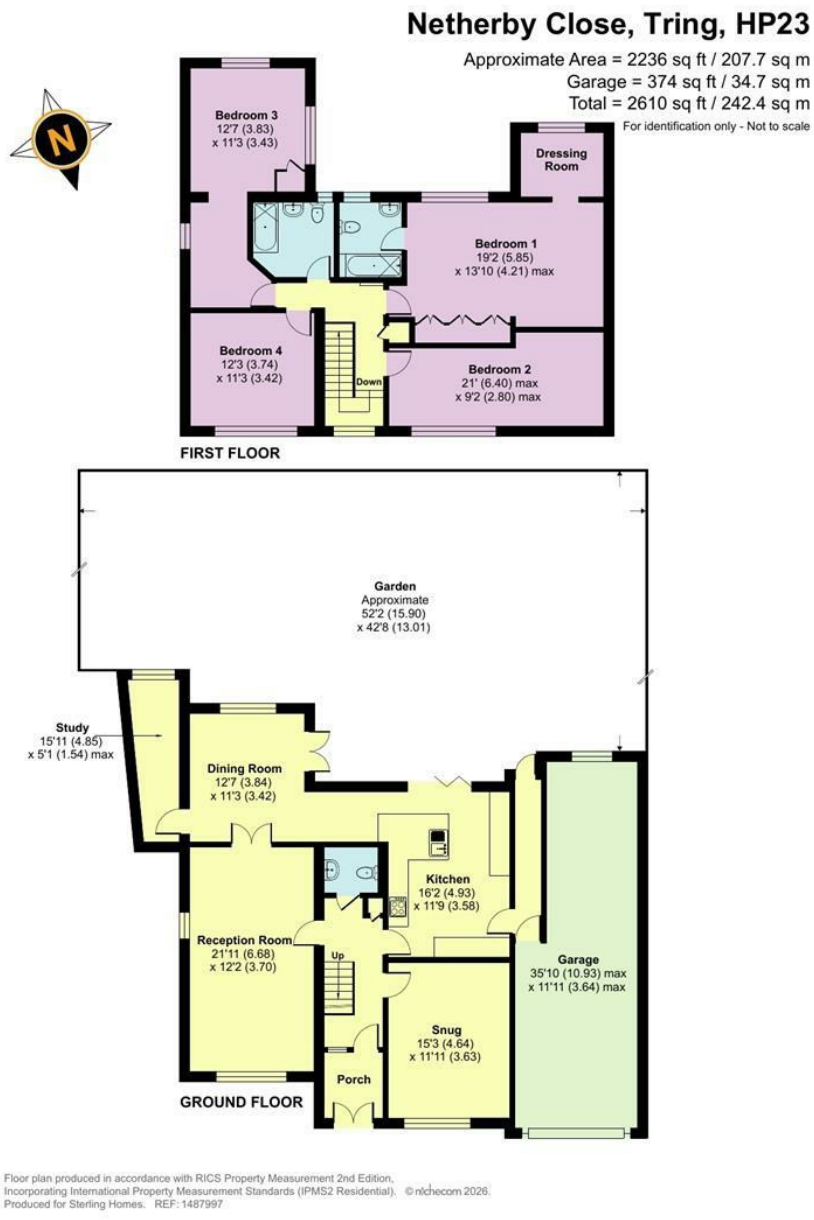

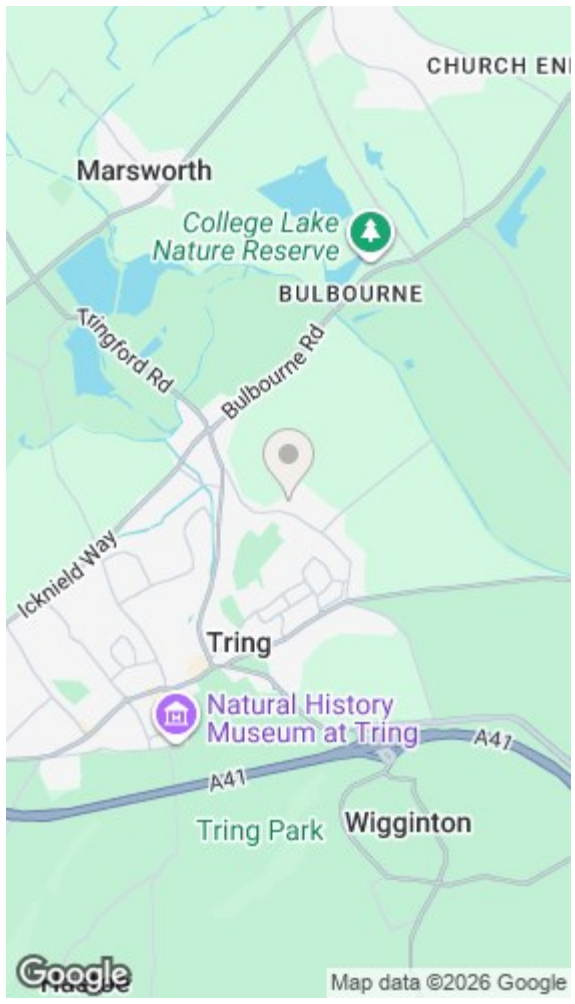

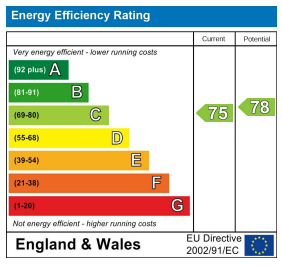

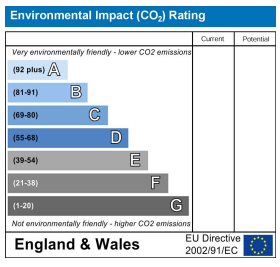

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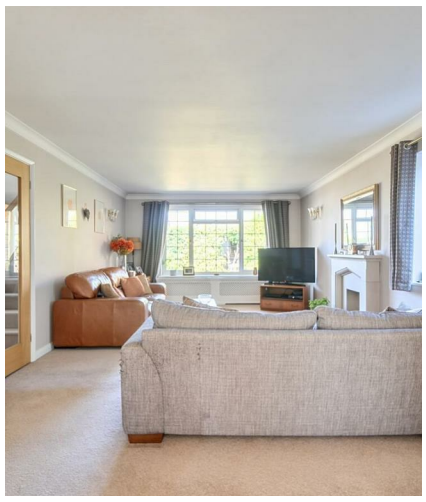
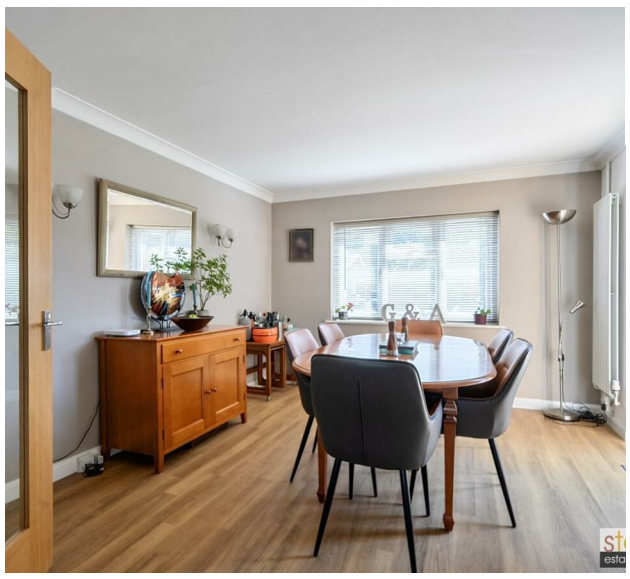


Measuring in excess of 2,200 sq ft and boasting a private Southerly facing rear garden and large driveway with double length garage.



Ground Floor
The front door opens to a practical porch which is the ideal space to kick off your shoes before opening the door to the entrance hallway where doors lead to all ground floor accommodation and stairs rise to the first floor. The layout is very flexible and ideal for a growing family since there is a family room overlooking the front and a separate formal living room which leads directly through to a dedicated dining room. Ideally placed the dining room is semi open plan to the high quality kitchen/breakfast room which is fitted with a comprehensive range of contemporary base and eye level units with solid granite and breakfast bar over. Whilst both the dining room and the kitchen are positioned at the rear of the property there are French doors and sliding patio doors opening to the garden respectively. A door from the kitchen opens to an inner lobby which has a door to the garden, courtesy door to the garage and a door to a combination utility room/ workshop space.

First Floor
The spacious first floor landing area has doors opening to all four large double bedrooms and to the refitted family bathroom. Two of the double bedrooms over look the front with the remaining two bedrooms overlooking the rear. One of the bedrooms also has a useful sitting area in addition to the bedroom space while the main bedroom boasts both a dressing room and full size ensuite bathroom.

The Outside
The long driveway puts the house in a set back position and provides ample parking for a number of vehicles. The main driveway space directly at the front of the house leads to the large garage with electric roller door. There is a useful storage shed at the front of the property. The rear garden boast a Southerly aspect with a large flagstone patio directly to the rear of the house. There is a second patio to one of the rear corners which captures the setting sun on the long summer nights while the main part of the garden is laid to lawn and fully enclosed with fencing with mature boarders to the rear and one side and mature ever green trees planted at the rear boundary giving all year round privacy. To one corner is both a summer house and a timber framed garden shed.

The Location
Life in Tring is a breath of fresh air: a semi-rural retreat in an Area of Outstanding Natural Beauty, bounded by the rolling chalk hills of the Chilterns, the dramatic sweeping landscape of the Vale of Aylesbury and the ancient woods of the Ashridge Estate and Wendover. In the town itself, you'll find the award-winning Tring Memorial Gardens, and to the south Tring Park offers 264 acres of woodlands and green spaces for leisure, sports and walking.

Tring - A vibrant Market Town
Tring is an attractive and affluent small town with a wealth of independent shops and artisan boutiques, popular pubs, bars and cafes and an outstanding choice of restaurants. It has held market status since 1315, and along with the weekly Charter Market there's a fortnightly Farmers Market, where you can choose from a mouth-watering range of local produce and the speciality foods which Tring offers in abundance. Berkhamsted, just six miles away, is also great for shopping and leisure.

First Class Education On Your Doorstep
For families with children of school age, Tring has first class educational options. Primary schools include Goldfield Infants and Nursery School, Grove Road and Dundale Primary Schools and Bishops Wood CofE Junior School. Tring School offers local secondary education, while Tring Park School for the Performing Arts provides specialist education. Nearby, Berkhamsted provides a range of additional options and Aylesbury, less than 10 miles away, has highly rated schools at all levels.

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