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Your Local Experts



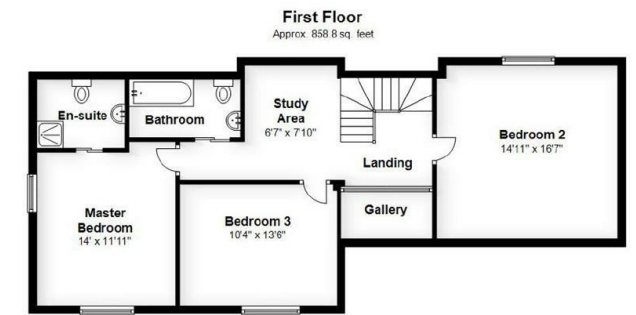
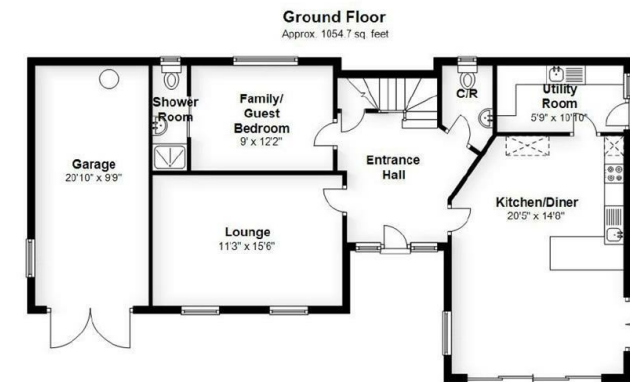
Award Winning Agency

LONDON ROAD  
TRING  
HP23 6HA



# All The Ingredients Needed For A Fabulous Lifestyle

Deceptively spacious, quality fixtures and fittings throughout are among the many features that makes this brand new modern, four bedroom detached house the ideal family home. Style and elegance is in abundance in this property that boasts under floor heating throughout and living accommodation that caters for todays modern family lifestyles. A particular attribute of this property is the fabulous open plan kitchen/diner with feature vaulted ceiling, and bi-folding doors with feature glass window above. The kitchen is fitted with white gloss wall and base units and complemented by integrated appliances. Also to the ground floor is a 15ft lounge, a family/guest bedroom complete with en-suite shower room, a utility room and a cloakroom. On the first floor the master bedroom is served by an en-suite shower room and a stylish family bathroom serves the remaining bedrooms. The property enjoys lovely mature gardens to the front, side and rear and overlooks cricket grounds. There is ample parking to the front of the property. Boundary House is situated in Tring, Hertfordshire which is known as an area of outstanding beauty and is a 17th century market town set amidst the Chiltern Hills in Hertfordshire. Tring has a thriving High Street, is well known for its excellent schooling and is a popular commuter town with excellent transport links including its own train station to London, Euston in approximately 40 minutes.



Total area: approx. 1913.5 sq. feet  
Produced for CASSIDY AND TATE  
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Cassidy&Tate

## Specialists in Bespoke Properties

- Brand New Home
- Open Plan Kitchen/Diner
- Utility Room
- Two En-Suites
- Detached Period Style
- Lounge
- Four Bedrooms
- Under Floor Heating

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             | <b>1</b>                | <b>1</b>  |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   | <b>1</b>                | <b>1</b>  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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